MATT SHUTER + ASSOCIATES

Access for People with Disabilities

Design Compliance Report

Schematic Design Review

New High School at Schofield - Tallawong

Report Number & Revision:	**MSA2684_BCA_SCH_3**
Prepared For:	**NSW Department of Education**
Date of Issue:	**21 January 2025**

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Revision History & Quality Management

Report Number	Rev	Status	Date
MSA2684_BCA_SCH_1	Rev1	Draft 100% Concept BCA Design Review	17 October 2024
MSA2684_BCA_SCH_2	Rev2	Schematic BCA Design Review	06 November 2024
MSA2684_BCA_SCH_3	Rev3	Schematic BCA Design Review - Site Plan Update	21 January 2025

Role	Name + Signatures	Credentials
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Executive Summary & Mitigation Measures

This report has assessed the **Schematic Design** for the proposed **New High School at Schofield - Tallawong** under the relevant requirements relating to "Access for People with Disabilities".

The primary purpose of the report is to assess the design documentation for specified scope works and to provide suitable mitigation measures to ensure the design will meet the appropriate accessibility requirements.

Subject to the mitigation measures of this report, the activity demonstrates an ability to comply accessibility requirements for the new scope of works.

Significant mitigation measures are summarised below in **Table 1.0** and **Table 6.0** contains further detailed requirements.

Table 1.0 – Significant DDA Mitigation Measures

#	Clause	DDA Mitigation Measures	Status
1.	BCA D4D4(a) & 10.3 o& 10.8 of AS1428.1	**Ramp Design** The intermediate landing must be revised to provide a depth of 1200mm instead of the 1000mm.	**DOES NOT COMPLY**
2.	BCA D4D4 & Clause 10 of AS1428.1	**Walkway Design** Further to the above the Walkway design adjacent the secondary pedestrian entry exceeds the maximum permitted length of 15m (25m) Refer to Table 6 of our report for illustration.	**DOES NOT COMPLY**
3.	Various	**Design Detail** Further to the above matters, those items that are indicated as *"Can Readily Comply – (Subject to Detail)"* in Table 3.0 also require further detailed to allow full assessment by the DDA Consultant.	**Further Detail Required**

1.0 Introduction

This Disability Discrimination Act (DDA) Report has been prepared to support a Review of Environmental Factors (REF) for the Department of Education (DoE) for the construction and operation of the new Schofields - Tallawong High School (the activity).

The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) as "development permitted without consent" on land carried out by or on behalf of a public authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37 of the T&I SEPP.

This document has been prepared in accordance with the *Guidelines for Division 5.1 assessments* (the Guidelines) by the Department of Planning, Housing and Infrastructure (DPHI). The purpose of this report is to assesses the Schematic Level Design for the proposed New High School at Schofield - Tallawong against the requirements of the "Access for People with Disabilities".

The site is known as 201 Guntawong Road, Tallawong, NSW, 2762 (the site), and is legally described as part of Lot 1 in Deposited Plan 1283186. The site is located at the corner of Guntawong Road and Clarke Street, Tallawong and is approximately 4 hectares in area. The site has an approximately 100-metre-long frontage to Guntawong Road along its northern boundary. Nirmal Street provides a partial frontage along the eastern boundary of the site with plans to extend Nirmal Street to provide a future connection to Guntawong Road.

The site is predominantly cleared land and consists of grassland with several patches of remnant native vegetation particularly within the northern portion of the site. As a result of precinct wide rezonings, the surrounding locality is currently transitioning from a semi-rural residential area to a highly urbanised area with new low to medium density residential development with supporting services. The site is located approximately 1.5km to the north west of Tallawong Metro Station and is also serviced by an existing bus stop along Guntawong Road.

Figure 1 below provides an aerial image of the site.

Figure 1 Aerial Photograph of Site

Source: Urbis, 2024

2.0 Assessed Information

This report is based on assessment of the following information:

- Desktop assessment of the **Schematic design documentation** and supporting design plans and information prepared by DJRD Architects - refer **Attachment C – Assessed Plans**
- Disability Discrimination Act ("DDA") related Regulations, Codes and Standards as detailed in Section 2.0 below.

3.0 Purpose of Report

The purpose of this report is to:

- Assess the specified design documentation against the accessibility related requirements of the Building Code of Australia, principles of the Disability Discrimination Act, 1992 and technical accessibility standards as specified in Section 3.0 of this report,
- Clearly identify any areas of the design documentation where accessibility compliance is not achieved and provide mitigation measures to provide for, as far as is reasonable, safe, equitable and dignified access and use to the activity / building,
- Identify accessibility "best practice" opportunities and ensure fulfilment of the DDA's objective to eliminate, as far as possible, discrimination against persons on the ground of disability and ensure, as far as practicable, that persons with a disability have the same rights of access to premises and facilities as the rest of the community.

4.0 Applicable Legislation, Codes & Standards

The key legislative requirements, codes and standards that have been considered under this assessment are as follows:

4.1. Federal Disability Discrimination Act 1992 ("DDA")

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability.

Disability discrimination happens when people with a disability are treated less fairly than people without a disability. Disability discrimination also occurs when people are treated less fairly because they are relatives, friends, carers, co-workers or associates of a person with a disability.

People who design, build, own, manage, lease, operate, regulate and use premises have responsibilities and rights under the Disability Discrimination Act, 1992 (DDA). The DDA is a Commonwealth Act which seeks to eliminate bias against people with disabilities and protect their rights. The DDA states that failure to provide equal access is unlawful, unless to do so would impose an unjustifiable hardship.

Notably the DDA is a complaints-based legislative instrument. The Disability Discrimination Act 1992 seeks to eliminate discrimination, 'as far as possible', against people with disabilities though does not contain specific building regulations or design requirements.

The Disability Discrimination Act 1992 covers a range of disabilities, including the following: (a) partial or total loss of sight; (b) partial or total loss of hearing; (c) partial or total loss of speech; (d) disfigurements or deformities; (e) difficulties in walking (including partial or total loss of use of legs); (f) difficulties in fully using arms (including gripping); (g) learning and orientation difficulties; (h) sensitivity to chemicals causing malfunction of a person's body; (i) chronic diseases, illnesses or other medical conditions; (j) emotional or behavioural conditions.

4.2. Federal Disability (Access to Premises Buildings) Standards 2010

This federal legislative instrument often referred to as "The Premises Standard" was developed to detail accessibility requirements in new buildings as well as existing buildings that are undergoing upgrade. It does not relate to existing buildings otherwise.

The requirements contained within it "the Access Code" largely align with the accessibility requirements contained in the BCA, but also including additional requirements in existing buildings to upgrade any existing accessible path between the building entry and the area being upgraded as well as toilets and lifts to meet certain technical benchmarks.

Additionally, there are mandated timetables of compliance for owners and operators of public transport buildings to provide for compliant accessibility features in their buildings with an end date for all to be upgraded by 31st December 2022.

4.3. The Building Code of Australia

The Building Code of Australia (BCA) forms part of the National Construction Code (NCC) contains accessibility requirements for new building works on an allotment, namely:

- BCA Part D4 "Access for People with Disabilities" – this part contains general accessibility requirements for all types of buildings.
- BCA Part E3 "Lift Installations" – this part specifies lift types, sizes and features required in all buildings
- BCA Part F2 "Sanitary & Other Facilities" – this part includes requirements for sanitary facilities, including numbers vs populations, and accessible and ambulant facilities.
- BCA Part I2 "Public Transport Buildings" – this part contains enhanced accessibility requirements for passenger use areas of public transport buildings, where a contradiction occurs with other parts of the BCA, these enhanced requirements prevail.

4.4. Australian Standards

Australian Standards are technical design standards published by Standards Australia that include requirements for accessibility in buildings and bult environments, including:

- Relevant parts of AS1428.1-2001/2009 "*Design for Access and Mobility – Part 1: General Requirements for Access New Building Works*"
- *Relevant parts of AS1428.2-1992 "Design for Access and Mobility – Enhanced and Additional Requirements – Buildings and Facilities"*
- *Relevant parts of AS1428.4-1992 "Design for Access & Mobility – Part 4 Tactile Ground Surface Indicators For Orientation of People with Visual Impairment"*
- Relevant parts of AS1428.4.1-2009 "*Design for Access & Mobility–Part 4.1 Means to Assist the Orientation of People with Vision Impairment – Tactile Ground Surface Indicators*"
- AS1735.12-1999 "*Lifts, Escalators & Moving Walkways – Part 12 – Facilities for Persons with Disabilities*"
- *AS2890.5 "Parking Facilities, Part 5: On-street parking"*

- AS2890.6-2009 *"Parking Facilities - Off Street Parking for People with Disabilities"*
- AS4299 - 1995 *"Adaptable Housing"*

4.5. Accessibility Best Practice

Beyond compliance with the above technical standards are the principles of accessibility best practice, universal design, inclusive environments and the overarching objective to reduce discrimination to the greatest extent possible.

4.6. Glossary, Definitions & Acronyms

The following are some common accessibility definitions and abbreviations relevant to the assessment:

Accessible

Accessible means having features to enable use by people with a disability.

Accessway or Accessible Path

Accessway means a continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building

Ambulant disabilities (people with)

People who have a mobility disability but are able to walk.

AS

AS means Australian Standard published by Standards Australia.

AS1428.1

AS1428.1 contains various technical requirements for accessible features in the buildings

BCA

BCA is the Building Code of Australia, part of the National Construction Code.

Braille

Braille is a system of touch reading for the blind, which employs raised dots that are evenly arranged in quadrangular letter spaces or cells.

Circulation space

A clear unobstructed area, to enable persons using mobility aids to manoeuvre.

Continuous accessible path of travel

An uninterrupted path of travel to, into or within a building providing access to all accessible facilities (same as accessway)

DDA

The DDA is the (Federal) *Disability Discrimination Act, 1992*

Desirable (Recommendations or Requirements)

Are recommendations / requirements that are considered DDA "Best Practice" (though not necessarily detailed in any specific accessibility technical standard).

These recommendations are also intended to assist in minimising the potential of DDA claims and promote enhanced inclusivity, functionality and broader access for all including those with disabilities.

Disability

The definition of "disability" in the DDA includes physical, intellectual, psychiatric, sensory, neurological, and learning disabilities, as well as physical disfigurement, and the presence in the body of disease-causing organisms.

This broad definition is meant to ensure that everyone with a disability is protected.

Deemed-to-Satisfy (DTS)

Deemed-to-Satisfy provisions means provisions which are deemed to satisfy the Performance Requirements and sometimes referred to as prescriptive requirements.

Encroachment

The intrusion of a building component, fixture or fitment into a continuous accessible path of travel or circulation space.

Essential (Recommendations or Requirements)

Are mandatory recommendations / requirements to meet statutory technical access legislation including Premises Standard, BCA or Australian Standards when considered against the scope.

Handrails (Accessible)

Handrails that are accessible contain additional technical features to promote ease of use by occupants, including those with disabilities. The technical requirements are contained within AS1428.1 for use on stairs, ramps, some walkways and other locations to assist in passive guidance and support.

Hazard

Any area or fixed object in or immediately adjacent to a direction of travel, which may place people at risk of injury.

Landing

A resting place on a path of travel, typically flat at a crossfall of no greater than 1:40 to assist with rest or to allow function of control (lift button, door hardware)

Luminance Reflective Value (LRV)

LRV standard for "luminance reflective value", which is the value then used to express contrast between two surfaces to assist with visual identification (such as tactile indicators, stairs nosings or doors)

Performance Requirement

Performance requirement means a requirement which states the level of performance which a Performance Solution or Deemed-to-Satisfy Solution must meet.

Performance Solution

Performance Solution means a method of complying with the Performance Requirements other than by a Deemed-to-Satisfy Solution.

Principal Pedestrian Entrance

Principal pedestrian entrance means the main and typically conspicuous entrance that occupants would used to access a building.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Ramp, kerb

An inclined surface on a continuous accessible path of travel with a maximum rise of 190 mm, a length not greater than 1520 mm and a gradient not steeper than 1 in 8, located within or attached to a kerb.

Ramp, step

An inclined surface on a continuous accessible path of travel with a maximum rise of 190 mm, length not greater than 1900 mm and a gradient not steeper than 1 in 10.

Ramp, threshold

An inclined surface on a continuous accessible path of travel with a maximum rise of 35 mm, length not greater than 280 mm and a gradient not steeper than 1 in 8.

Sensory impairment

Any significant loss of hearing or vision.

Sole occupancy unit

A room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant or other occupier and includes—

(a) a dwelling;

(b) a room or suite of rooms in a Class 3 building, as defined in the BCA, which includes sleeping facilities;

(c) a room or suite of associated rooms in a Class 5, 6, 7, 8 or 9 building, as defined in the BCA; or

(d) a room or suite of associated rooms in a Class 9c aged care building, as defined in the BCA, which includes sleeping facilities and any area for the exclusive use of a resident.

Tactile ground surface indicator (TGSI)

TGSIs are truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information.

Tactile signs

Signage incorporating raised text, and/or symbols and Braille to enable touch reading by people who are blind or who are vision-impaired.

Walkway

Any surface on a continuous accessible path of travel with a gradient not steeper than 1 in 20.

4.0 Limitations of the Report

The report is subject to the following limitations:

- The assessment is limited to the proposed project scope only as depicted in the assessed information referred to in Section 2.0 of this report and (where applicable) does not consider any existing building compliance beyond that specified in the project scope. Any existing building may/will contain existing non-compliances that are not necessarily addressed by this project scope. This includes the existing school building previously audited in January 2023.

- Some accessibility requirements are recognised as being interpretive in nature. Where these matters are encountered, interpretations are made in accordance with the definitions contained in Section 4.6 "Glossary, Definitions & Acronyms" of this report and Matt Shuter & Associates (MSA) policy. Other specific interpretations relevant to this assessment are included throughout where required.

- The Disability Discrimination Act, 1992 is complaints-based legislation. Compliance with the mitigation measures of this report does not assure or guarantee compliance with the provisions of the DDA and is limited to technical assessment of the proposed project scope only.

- For the purposes of this report, Buildings A-C have been assessed as United Buildings'.

- The information provided to MSA as nominated in Section 2.0 is accepted in good faith as accurate and correct.

5.0 Building Characteristics

5.1 Building & Location Description

5.1.1 New High School at Schofield - Tallawong

The proposed activity is for the construction and operation of a new high school known as Schofields - Tallawong High School. The new high school will accommodate up to 1,000 students. The school will provide 49 permanent teaching spaces (PTS), and 3 support teaching spaces (STS) across three buildings.

The buildings will be three-storey in height and will include teaching spaces, specialist learning hubs, a library, administrative areas and a staff hub. Additional core facilities are also proposed including a standalone school hall, a carpark, a pick up and drop off zone along Nirmal Street, two sports courts and a sports field.

Specifically, the proposal involves the following:

- Three learning hubs (three-storeys in height) accommodating 49 general teaching spaces and 3 support learning units (SLUs).
- Other core facilities including amenities, library, staff hub and administrative areas.
- Standalone school hall.
- Separate carpark with 72 spaces.
- Kiss and drop zone along Nirmal Street.
- Open play space including sports courts and sports field.
- Public domain works.

The proposed site access arrangements are as follows:

- Main pedestrian entrance to be located off Nirmal Street.
- Kiss and drop zone proposed along Nirmal Street.
- Onsite parking access via Nirmal Street.

Figure 5.1.1.1 – Site Plan

5.2 BCA Assessment Data

The following table/s provide information on the key BCA Assessment Data relevant to the activity:

Table 5.2 – BCA Assessment Data for New Buildings

BCA Clause		Building A	Building B	Building C
A6G1	Classification	Class 9b (Secondary School & Library) Class 5 (Offices)	Class 9b (Secondary School) Class 5 (Offices)	Class 9b (Secondary School)
C2D3	Rise in Stories	**3**	**3**	**3**
C2D2	Construction Type	**Type A Construction (Most Fire Resistant)**	**Type A Construction (Most Fire Resistant)**	**Type A Construction (Most Fire Resistant)**
C3D3	Floor areas and Fire Compartment Limitations	Type A (Class 5, 9b, 9c)- Max Floor Area 8000m2, Max Volume 48000m3	Type A (Class 5, 9b, 9c)- Max Floor Area 8000m2, Max Volume 48000m3	Type A (Class 5, 9b, 9c)- Max Floor Area 8000m2, Max Volume 48000m3
Schedule 1	Effective Height	Less than 12m	Less than 12m	Less than 12m

BCA Clause		Building D - Hall
A6G1	Classification	Class 9b (School Hall)
C2D3	Rise in Stories	**2**
C2D2	Construction Type	**Type B Construction (Intermediate Fire Resistance)**
C3D3	Floor areas and Fire Compartment Limitations	Type B (Class 5, 9b or 9c) - Max Floor Area 5500m2, Max Volume 33000m3
Schedule 1	Effective Height	Less than 12m

Important Note: Buildings A-C are connected by aerial walkways, and for the purposes of this report, they have been considered as a 'united building'. Notwithstanding the above, each building and storey will be treated as a separate fire compartment therefore the combined floor area and volumes of these buildings are not considered to exceed the maximum fire compartment size allowed for Type A construction given the inherent design

6.0 Access Assessment & Mitigation Measures

The following DDA Compliance Schedule details the relevant requirements and provides mitigation measures to provide for appropriate and compliant accessibility with regard to the project scope. Table 6.0 is a summary of requirements only and referenced documents and standards should always be referred to for full dimensions and requirements.

The following notations are made in the below table:

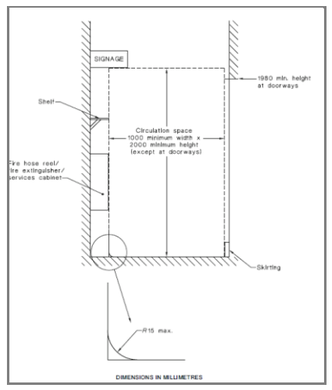
Table 6.0 – Status Key for DDA Compliance Assessment Table

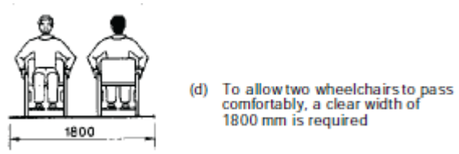
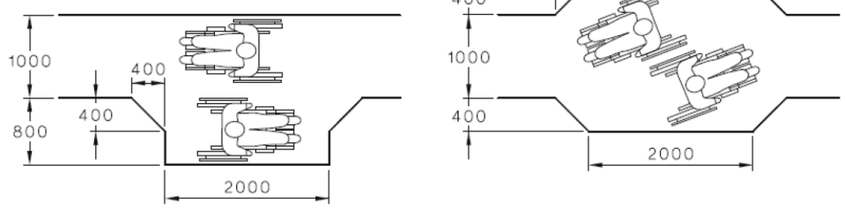
Status	Description
Complies	The design documentation for new building works demonstrates compliance with the relevant deemed-to-satisfy accessibility / DDA requirement as relevant to the project scope
Can Readily Comply *Subject to Additional Detail*	Though strict & full compliance can't necessarily be ascertained on the current level of documentation detail, compliance can be readily achieved within the constraints of the design. This may be in the form of a plan or specification note, or further detailed information.
NA / Informational	The matter is not applicable to the item of the project scope or the clause is informational only. No specific action required.
Does Not Comply	There is an apparent or foreseeable non-compliance with the accessibility / DDA deemed-to-satisfy provisions indicated on the design documentation that will require re-design or further consideration.
Fire Engineering	A Fire Engineering Report (for emergency egress of people with disabilities) is required to address the DTS non-compliance (or re-design). The recommendations of the fire engineering report must be incorporated into the design.
BCA / DDA Performance Solution	A BCA / DDA Performance Solution Report (for an accessibility issue) is required to address the DTS non-compliance (or re-design). The recommendations of the performance solution report must be incorporated into the design.
Certification by Designer or Specialist.	Detailed assessment / confirmation is required from the relevant designer, design engineer or specialist to confirm compliance with the nominated accessibility requirement/s. This may be technical advice at early design stages or design compliance certification at detailed design stages.

Table 6.0 provides a summary of the technical accessibility / DDA compliance requirements and should be read in conjunction with the full terms, wording and requirements of the relevant accessibility legislation, BCA and Australian Standards.

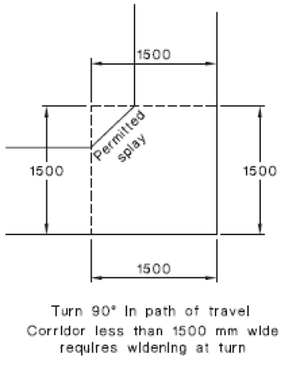
Table 6.0 – DDA Compliance Schedule

Clause	Accessibility Requirement	Compliance Comment	Status
What Buildings Must be Accessible?			
BCA D4D2	**Class 9b – Assembly Buildings (General) Accessible Areas** • To wheelchair seating spaces provided in accordance with D3.9 (where applicable) • To and within 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.	Access has generally been indicated to all Class 9b assembly areas as required	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D2	**Class 9b – Schools & Early Childhood Centres Accessible Areas** To and within all areas normally used by the occupants.	Access has generally been indicated to all Class 9b school areas as required	**Can Readily Comply (Subject to Additional Detail)**
Access to Buildings			
BCA D4D3(1)(a)	Accessway provided from main points of pedestrian entry at the allotment boundary to building entry	Access has been generally indicated as required, though further ongoing detail required to confirm detailed compliance of the accessway.	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D3(1)(b)	Accessway provided between other accessible buildings connected by a pedestrian link	Access has been generally indicated as required, though further ongoing detail required to confirm detailed compliance of the accessway.	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D3(1)(c)	Accessway provided between any accessible carparking space on the allotment and building entry	Accessible car parking spaces have not been allocated yet as part of the schematic design. Further additional detail is required to identify a pedestrian linkage to the property carparking space. Additional details are required including accessible gradients, crossfalls and features.	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D3(2)(a)	Accessway provided through the 'principal pedestrian entrance' and not less than 50% of all entrances.	Access has been generally indicated as required, though further ongoing detail required to confirm detailed compliance of the accessway.	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D3(2)(b)	Where the floor area of the building exceeds 500m^2, a non-accessible entrance must not be located more than 50m from an accessible entrance.	Access has been generally indicated as required, though further ongoing detail required to confirm detailed compliance of the accessway.	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D3 (3)(a)&(5)	If the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible (minimum 850mm width)	Additional details are required confirming clear opening width of the pedestrian entrance doors.	**Not Applicable**
BCA D4D3(3)(b) &(5)	If a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible and minimum 850mm clear width (except auto-opening doors).	Access has been generally indicated as required, though further ongoing detail required to confirm detailed compliance of the accessway.	**Can Readily Comply (Subject to Additional Detail)**

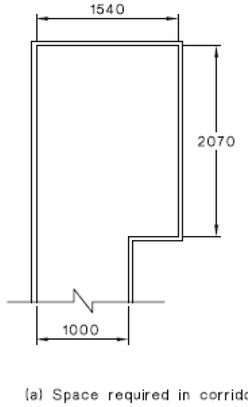
Clause	Accessibility Requirement	Compliance Comment	Status
Accessible Building Parts & Concessions			
BCA D4D4	**Features Required to be Accessible** • Accessible path accessways complying with detailed requirements of AS1428.1-2009 • Ramps (other than fire isolated ramps) but including 1:14-1:20 ramps, step ramps, kerb ramps and door threshold ramps must comply with Clause 10 of AS1428.1-2009. • Stairways (other than the fire isolated stairways) are required to comply with Clause 11 of AS1428.1-2009. • Fire isolated stairways are required to comply with Clause 11.1 (f) and (g) of AS1428.1 • Every passenger lift must comply with BCA 3.6 • Concessions from passenger lift requirements in 3 storey Class 5,6,7b or 8 buildings with a floor area of less than 200m^2 for the upper storeys. • Specific requirements apply in relation to carpets in accessible areas.	Informational – detailed requirements are contained below for the relevant accessible features	**Informational**
BCA D4D4(f)	**Accessible Exemption - Ramp or Lift to Small Class 5, 6, 7b or 8 Storeys** A ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building— • containing not more than 3 storeys; and • with a floor area for each storey, excluding the entrance storey, of not more than 200 m2	Not applicable	**Not Applicable**
BCA D4D5	**Accessible Exemption – Inappropriate or Unsafe Areas** • Access into certain areas are provided with a concession from the general Access requirements. • Areas where it would be inappropriate because of the use of the particular area. An area that posses a health/safety risk for people with a disability.	Service and electrical rooms are generally exempt from compliance with accessibility requirements.	**Informational**
The Accessible Path			
BCA D4D4, Clause 6.2 & 6.3 of AS1428.1	**Accessible Path Clear Width** Accessible paths must be a minimum 1000mm wide (or 1800mm minimum to avoid passing bays) and free of any protruding obstructions.  	Accessible paths are readily capable of compliance based on the current level of detail.	**Can Readily Comply (Subject to Additional Detail)**

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D4, Clause 6.2 & 6.3 of AS1428.1	**Accessible Path Clear Height** Unobstructed clear height of no less than 2000mm and 1980mm at doorways	In this respect, the design currently indicates appropriate compliance for this stage based on the plans submitted. Further design detail will continue to be developed and assessed until final AFC design.	**Can Readily Comply (Subject to Additional Detail)**
10.1 of AS1428.1	**Accessible Path Crossfall** Maximum crossfall of 1:40, or 1:33 where bitumen	In this respect, the design currently indicates appropriate compliance for this stage based on the plans submitted. Further design detail will continue to be developed and assessed until final AFC design.	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D4(c)(d) & 6.4 of AS1428.1	**Passing Bays** • Must be provided at no greater than 20m intervals to allow two wheelchairs to pass. • This is only required where the accessible path is less than 1800mm width and where a direct line of sight is not available. • An intersection of an accessway must satisfy *both* passing bay and turning space dimensions  (d) To allow two wheelchairs to pass comfortably, a clear width of 1800 mm is required  	Plans generally indicate an accessible pedestrian link between the new proposed buildings. Corridors, pathways and suspended access links appear to be sized adequate to permit passing Bays	**Can Readily Comply (Subject to Additional Detail)**

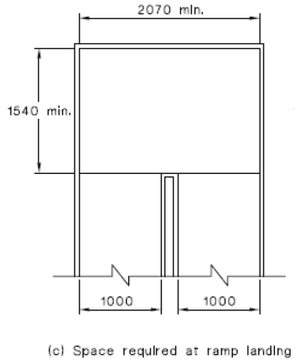
Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D4 & 6.5 of AS1428.1	**Circulation space** must be provided in front of key accessible features and along the accessible path to allow the following turns • 90 degree turn - 1500mm x 1500mm • 180 degree turn - 2070mm x 1540mm • 360 degree turn – 2250mm x 2250mm (2450mm x 2450mm preferred/desirable) • Turning spaces must be provided within 2m of the accessway end and no greater than 20m apart along the accessway	In this respect, the design currently indicates appropriate compliance for this stage based on the plans submitted. Further design detail will continue to be developed and assessed until final AFC design	**Can Readily Comply (Subject to Additional Detail)**



90 Degree Turn

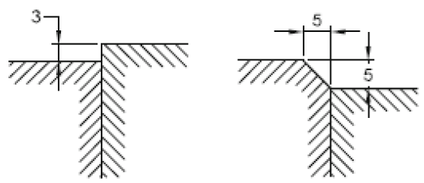


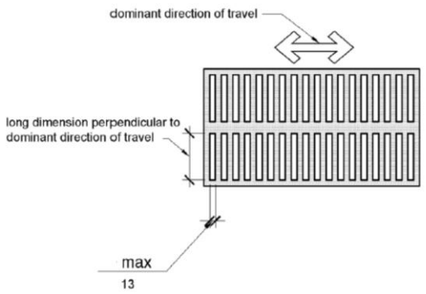
180 Degree Turn – Example 1



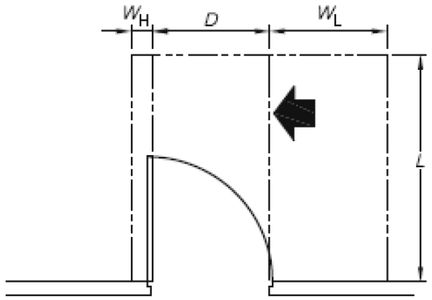
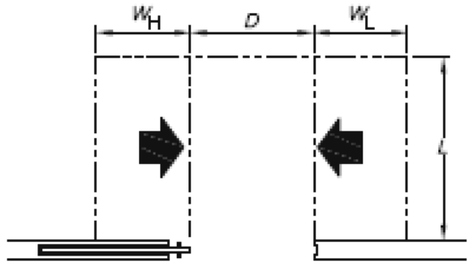
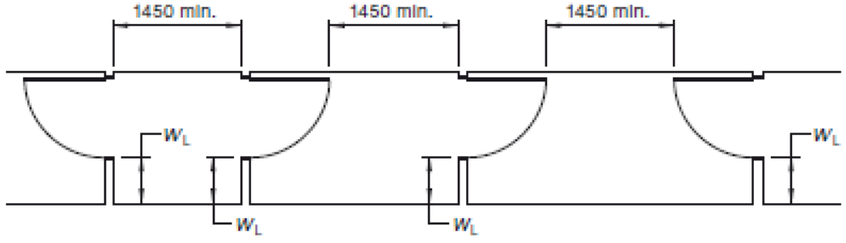
180 Degree Turn – Example 2

Floor Surfaces

Clause 7 of AS1428.1	**Abutting Floor Surfaces** Provide a smooth transition between abutting surfaces (including recessed mats). A construction tolerance of +/- 3mm for vertical differences is allowable or +/- 5mm where edges are rounded or beveled. Gaps must not exceed 5mm in width. 	Floor surface materials and transitions to be confirmed during detailed design	**Can Readily Comply (Subject to Additional Detail)**

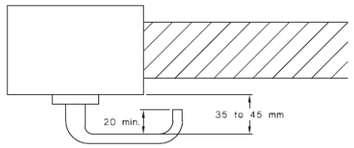
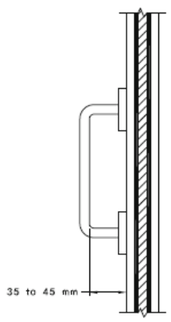
<table>
<tr><th>Clause</th><th>Accessibility Requirement</th><th>Compliance Comment</th><th>Status</th></tr>
<tr><td>Clause 7.5 of AS1428.1</td><td>Floor Grates
Surface grates must have circular openings not greater than 13mm, or slotted openings not greater than 13mm traverse to the direction of travel.
 

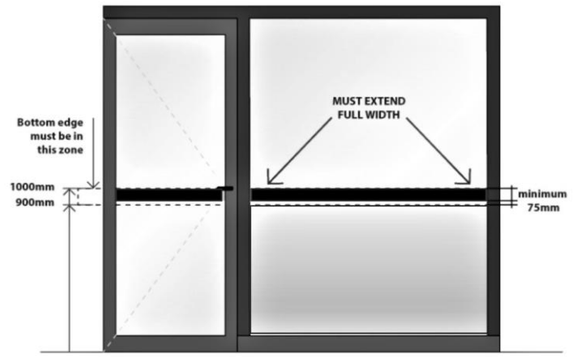
Example of slotted Grate with 13mm max</td><td>Floor grate materials to be confirmed during detailed design</td><td>Can Readily Comply (Subject to Additional Detail)</td></tr>
<tr><td>BCA Table D3D15</td><td>Slip Resistance
The following slip resistance levels must be met per AS4586-2013
<table>
<tr><th rowspan="2">Application</th><th colspan="2">Surface Conditions</th></tr>
<tr><th>Dry</th><th>Wet</th></tr>
<tr><td>Ramp steeper than 1:14</td><td>P4 (W) or R11</td><td>P5 (V) or R12</td></tr>
<tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 (X) or R10</td><td>P4 (W) or R11</td></tr>
<tr><td>Tread or Landing Surface</td><td>P3 (X) or R10</td><td>P4 (W) or R11</td></tr>
<tr><td>Nosing or landing edge strip</td><td>P3 (X)</td><td>P4 (W)</td></tr>
<tr><td>General</td><td>P3(X) or R10</td><td>P4 (W) or R11</td></tr>
</table>
Specification notes &/or test reports for proposed materials required to confirm compliance.</td><td>Floor surface materials and slip resistance to be confirmed during detailed design</td><td>Can Readily Comply (Subject to Additional Detail)</td></tr>
<tr><td>BCA D4D4(g) & (h)</td><td>Carpets – on the accessible path must ensure:
• the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm,
• A combined thickness of carpet and pile shall not exceed 15mm.</td><td>Floor surface materials to be confirmed during detailed design</td><td>Can Readily Comply (Subject to Additional Detail)</td></tr>
<tr><td colspan="4"><h2>Doorways & Doors</h2></td></tr>
<tr><td>Clause 13 of AS1428.1</td><td>Clear Opening of Doorways
• Minimum 850mm clear opening (usually requires 920mm door leaf)
• Where double doors are used, this applies to the active leaf</td><td>Door schedule details to be supplied during detailed design</td><td>Can Readily Comply (Subject to Additional Detail)</td></tr>
</table>

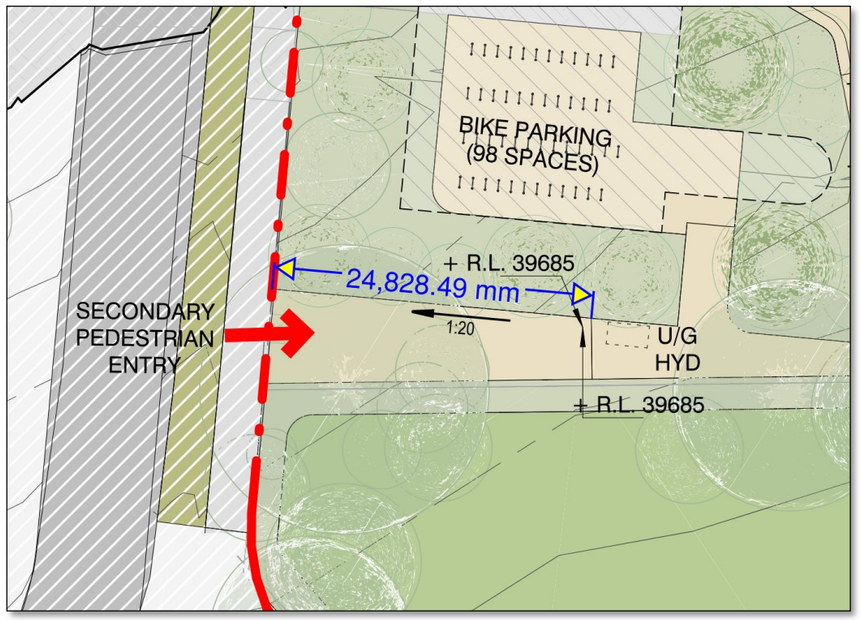
Clause	Accessibility Requirement	Compliance Comment	Status
Clause 13 of AS1428.1	**Circulation Space at Doorways** • Clear circulation space around the per Section 13 of AS1428.1-2009 dependant on if a swing door, sliding door or power-operated door • Door leaf should be inset minimally and no more than 300mm max to allow functional use • Landings at doorways to be equivalent size to the required circulation space (max 1:40 crossfall)l  *Example of Swing Door Circulation under Figure 31*  *Example of Sliding Door Circulation Space under Figure 32*	In this respect, the design currently indicates appropriate compliance for this stage based on the plans submitted. Further design detail will continue to be developed and assessed until final AFC design.	**Can Readily Comply (Subject to Additional Detail)**
Clause 13.4 of AS1428.1	**Distance Between Successive Doors in Passages** Minimum 1450mm clearance required between door swing / leaf and next successive door on an accessible path airlock or vestibule.  *Distance between Successive Doors – Figure 34 of AS1428.1*	Door schedule details to be supplied during detailed design	**Can Readily Comply (Subject to Additional Detail)**

Clause	Accessibility Requirement	Compliance Comment	Status

Clause 13.5 of AS1428.1	**Accessible Door Hardware & Features - General**
	• For doors other than fire doors and smoke doors where a door closer is fitted, the force required at the door handle to operate the door shall not exceed 20N for the following:
	  ○ To initially open the door
	  ○ To swing or slide the door
	  ○ To hold the door open between 60° and 90°
	• Locking snibs must have a lever handle of a minimum length of 45mm from the centre of the spindle
	• Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door
	• Glazing on doors must have a lower edge 300mm-1000mm and top edge 1600mm+ above floor level. It must be at least 150mm wide and not extend within 200mm of the latch edge of the door.
	• Door must contain Luminance Contrast between door, jamb &/or wall of 30% provided to identify the door (see "Colour Contrast" of this report)
		Door schedule details to be supplied during detailed design	**Can Readily Comply (Subject to Additional Detail)**

Clause 13.5 of AS1428.1	**Swinging Door Hardware** • Lever type handles that don't need to be gripped, pinched or twisted should be provided • The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch • Located 900mm-1100mm above floor level 	Door schedule details to be supplied during detailed design	**Can Readily Comply (Subject to Additional Detail)**
Clause 13.5 of AS1428.1	**Sliding Door Hardware** • D pull handles should be provided to sliding doors • Located 900mm-1000mm and no less than 60mm from the jamb (when open or closed) 	Door schedule details to be supplied during detailed design	**Can Readily Comply (Subject to Additional Detail)**
Clause 13.5 of AS1428.1	**Power Operated Door Hardware** • Buttons for power operated doors must be 25mm raised diameter • Located 1000mm-2000mm of the hinge side of the door and minimum 500mm from any internal corner	Door schedule details to be supplied during detailed design	**Can Readily Comply (Subject to Additional Detail)**

Clause	Accessibility Requirement	Compliance Comment	Status
Colour Contrast & Visual Identification			
Clause 13.1 of AS1428.1-2009, AS1428.4.1-2009	**Luminance Reflective Value (LRV) Contrast** To improve visual identification, the following building elements must be provided with a Luminance Reflective Value contrast of min 30% unless otherwise stated: • Doors / frames - *(a) door leaf and door jamb (b) door leaf and adjacent wall; (c) architrave and wall; (d) door leaf and architrave; or (e) door jamb and adjacent wall)* • Stair Nosings (addressed elsewhere in this report) • Tactile Ground Surface Indicators (addressed elsewhere in this report) • Strip/decal to full height glazing (see below) • Columns, bollards or obstructions adjacent to the accessway (desirable) • Handrails where against a wall or screen (desirable) • Door handles (Desirable)	Luminance Contrast details to be supplied during detailed design	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D12 & Clause 6.6 of AS1428.1-2009	**Visual Indicators on Glazing** All full height glazing that is not otherwise provided with a handrail or transom must be provided with: • A contrasting strip not less than 75mm high to identify the glazing • Lower edge located between 900mm-1000mm above floor level • 30% LRV contrast against floor surface within 2m of the glazing on the opposite side  ***Example of Visual Indication Strip on Glazing***	Window and door schedule details to be supplied during detailed design	**Can Readily Comply (Subject to Additional Detail)**
Walkways			

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D4 & Clause 10 of AS1428.1	**Walkway Design** • Walkway gradients must not be steeper than 1:20 • Landings that are min. 1200mm deep spaced no greater than 15m apart for 1:20 grades and every 25m for 1:33 • For walkways between 1:20 and 1:33 the gradient is calculated by linear interpolation • The landing spacing can be increased by 30% if at least one side is bound by a handrail and kerb/wall • No landings are required if shallower than 1:33 • Sharp transitions shall be provided between the planes of landings and ramps • Landings shall be provided at all changes in direction • 1800mm minimum width, or passing bays every 6m where less • Crossfalls to shed water up to 1:40 max, or 1:33 if bitumen	The external path connecting between the Building 1-5 & Hall are required to be fully accessible in accordance with AS1428.1-2009, including: • Walkways not steeper than 1:20 with landings no greater than 15m apart (preferred) • Landings no stepper than 1:40 are required at each change of direction on the walkway • Ramps not steeper than 1:14 with landings no greater than 9m apart (not preferred) • Note the total RL served by ramps should be less than 3600mm to satisfy BCA D3.11(b) to avoid undue fatigue. Notably, the 3.6m maximum total RL change requirement doesn't apply to walkways (1:20 or shallower), however every effort should be made to minimise the total RL change served by the external pathway to promote ease of use by those with disabilities.	**Can Readily Comply (Subject to Additional Detail)**
		Further to the above the following Walkway exceeds the maximum permitted length of 15m (25m) as illustrated below.  	**DOES NOT COMPLY**

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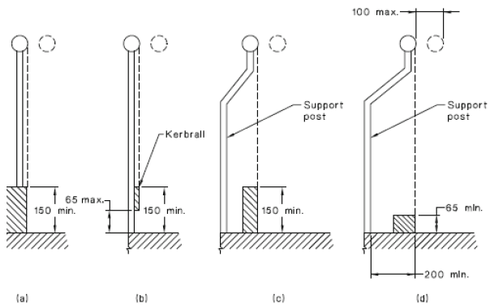
Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D4 & Clause 10.2 of AS1428.1	**Walkway Edge Protection & Handrails** Side protection to both sides being: • A kerb at least 150mm in height (cannot be 75mm-150mm in height) • A kerb & handrail (where kerb alone could be a trip hazard) • Wall > 450mm, or • Where not bound on the sides, the surface adjacent to the walkway must be a differing material that is firm and at the same crossfall for at least 600mm either side  *Example of Kerb & Handrail Side Protection*	Walkway design details to be supplied during detailed design showing appropriate edge protection of adjacent surface extending 600mm at the same crossfall.	**Can Readily Comply (Subject to Additional Detail)**
Ramps			

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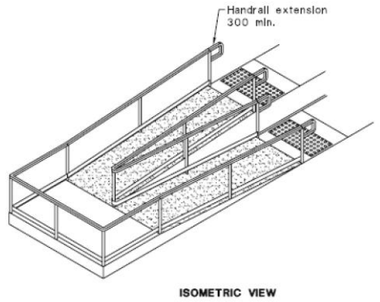
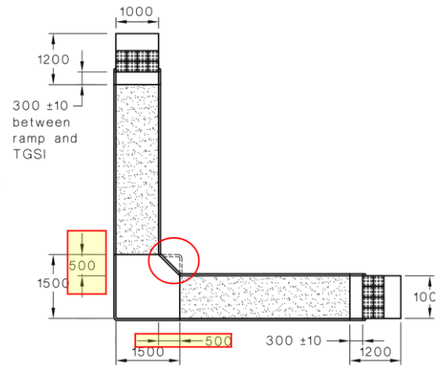
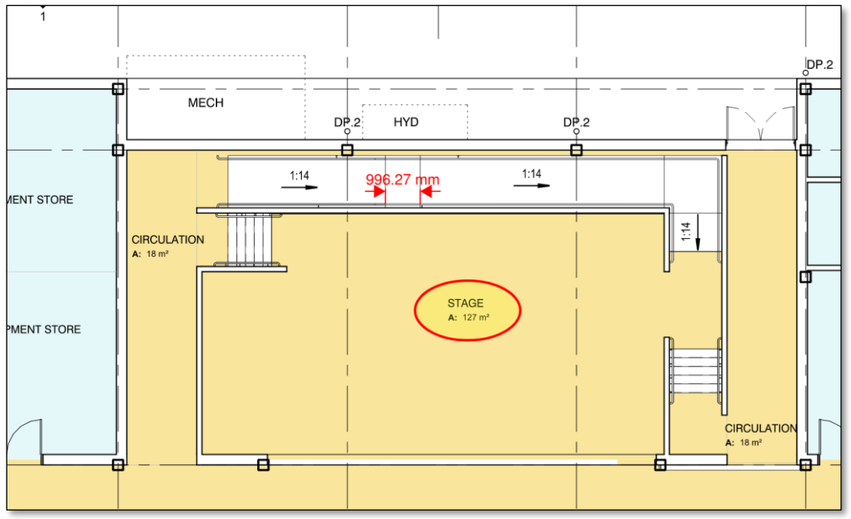
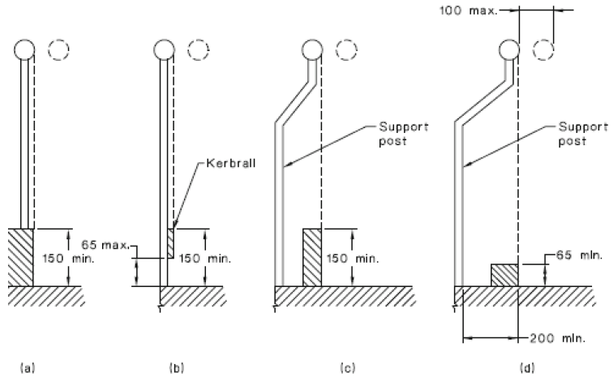
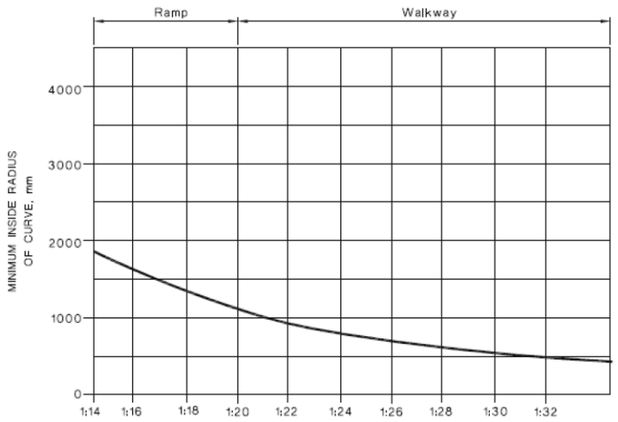
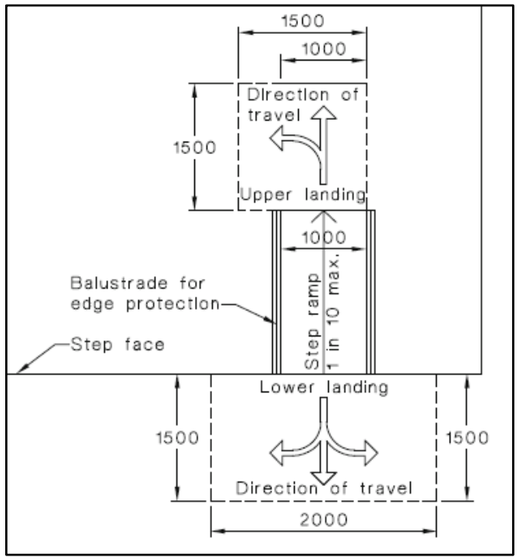
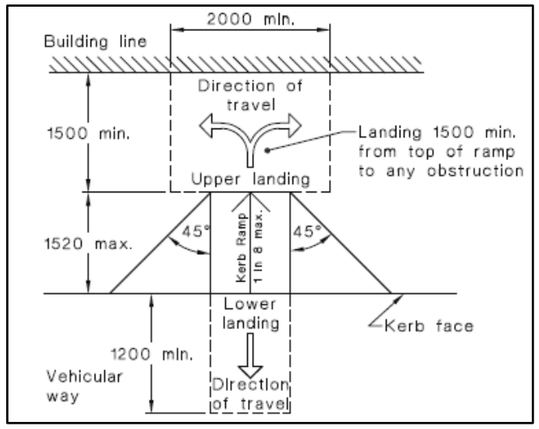
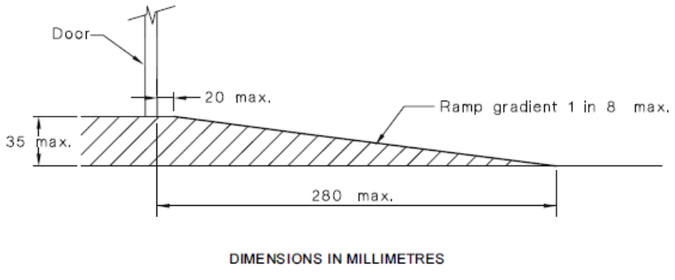
BCA D4D4(a) & 10.3 o& 10.8 of AS1428.1	**Ramp Design**
	• Ramp gradients must be between 1:14 and less than 1:20
	• Ramp gradients must be constant and max. 3% variance
	• Crossfall no greater than 1:40
	• Landings at least 1200mm deep must be provided:
	  ○ For ramp gradients of 1 in 14, at intervals not greater than 9 m.
	  ○ For ramp gradients steeper than 1 in 20, at intervals not greater than 15 m.
	  ○ For ramp gradients between 1 in 14 and steeper than 1 in 20, at intervals that shall be obtained by linear interpolation.
	• Landings at changes in direction being 1500mm x 1500mm for 90 degrees and 2070mm x 1540mm for 180 degrees
	• Landings at doors at least the size of the required circulation space
	• 1800mm minimum width, or passing bays every 6m where less
	• Setback to avoid handrails protruding into traverse paths
	• Setback to avoid tactiles crossing allotment boundaries (at street)
	• Tactile Indicators to the top and bottom
	 
	Example of Ramp Design – Isometric View
	 
	Example of Truncated corner
		Ramp Design
		The intermediate landing must be revised to provide a depth of 1200mm instead of the 1000mm shown below.
		 
			DOES NOT COMPLY

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D4(a) & 10.3 of AS1428.1	**Ramp Edge Protection & Handrails** • Continuous accessible handrails provided to both sides of ramp at a constant height between 865mm-1000mm • 300mmm handrail extensions to top and bottom • Accessible handrail terminations - return to floor, wall or 180 degrees • 35-50mm diameter with 50mm minimum clearance • Free of any obstruction in top 270 degrees of handrail radius • Kerb >150mm in height to both sides, or a 65-75mm kerb with balusters setback at least 200mm (a 75mm-150mm height kerb is prohibited). • There shall be no longitudinal gap or slot over 20mm between 75mm-150mm in height  *Example of Ramp Handrail & Kerb Side Prtotection*	Where gradients exceed 1:20, ramp edge protection & handrail details to be supplied during detailed design	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D12(a)	**Ramps – Total Level Change** A series of connected ramps must not have a combined vertical rise of more than 3.6m (except public transport buildings)	Any use of ramps or a series of ramps must serve an RL change no greater than 3.6m (does not apply to walkways 1:20 or shallower)	**Can Readily Comply (Subject to Additional Detail)**

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D12(a) & 10.4 o& 10.8 of AS1428.1	**Curved Ramps** Curved ramps, walkways and landings shall comply with the following: • The gradient of curved ramps and walkways shall comply with Figure 20. • 1200mm deep landings at least every 9m where gradient is 1:14 • Landings at changes in direction being 1500mm x 1500mm for 90 degrees and 2070mm x 1540mm for 180 degrees • Landings at doors at least the size of the required circulation space • The length of a curved ramp shall be measured horizontally along its centreline. • Curved ramps and walkways shall have a width of not less than 1500 mm. • Any crossfall shall be towards the centre of curvature  FIGURE 20 CURVED RAMP AND WALKWAY GRADIENTS	Where gradients exceed 1:20, ramp details to be supplied during detailed design	**Can Readily Comply (Subject to Additional Detail)**

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D12(a) DD4D12(b) & 10.6 of AS1428.1	**Step Ramps** Step ramps shall have: • a maximum rise of 190 mm; • a length not greater than 1900 mm; and • a gradient not steeper than 1 in 10 • top landings of at least 1500 x 1500mm or increased if at doors • A landing for a step ramp must not overlap a landing for another step ramp or ramp.  ***Example of Accessible Kerb Ramp Design***	NA – there are no apparent step ramps proposed	**Non Applicable**

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D4(a) & 10.7 of AS1428.1	**Kerb Ramps** *AS1428.1* *Kerb ramps shall have* • a maximum rise of 190 mm; • a length not greater than 1520 mm; and • a gradient not steeper than 1 in 8, located within or attached to a kerb • Contrast to the surrounding surface or provided with 50mm perimeter junction stripe • Align with opposing kerb ramps where crossing vehicle ways  ***Example of Accessible Kerb Ramp Design***	Where kerb ramps are proposed, details to be supplied during detailed design stage.	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D4(a) & 10.5 of AS1428.1	**Door Threshold Ramps** *AS1428.1* • Door threshold ramps must be contained in the door threshold • Must not exceed 1:8, 35mm in RL change and 280mm in length 	Where proposed threshold details to be supplied during detailed design stage	**Can Readily Comply (Subject to Additional Detail)**
BCA D3D11	**Pedestrian (Non-Accessible) Ramps** *BCA Clause D2.10* • Pedestrian ramps not relied upon as an accessible path must maintain a maximum gradient of 1:8 (BCA) • A handrail to at least one side (Essential) • Accessible handrails are recommended to both sides to assist with passive guidance and support (Desirable)	NA – There are no non-accessible ramps proposed	**Not Applicable**

Clause	Accessibility Requirement	Compliance Comment	Status
Stairs			
BCA D3D14, D4D4 & Section 11 of AS1428.1-2009	**Stair Design** • Not more than 18 and not less than 2 risers in each flight • Constant goings and risers throughout the flight (+/- 5mm between consecutive and max +/- 10mm through flight) • Going, riser & quantity dimensions meeting Table D3D14: **Table D3D14: Riser and going dimensions** • Bottom riser may vary when meeting a public road only • No winders for public stairs • Landings no steeper than 1:50 at the top and bottom extending no less than 750mm, 900mm preferred to accommodate tactiles • Setback so the accessible handrails do not protrude into pedestrian crossflow generally • Setback 900mm at property boundaries so tactiles also do not protrude past boundary	Stair design details to be supplied during detailed design	**Further Detail Required**
BCA D4D4(a)(ii) & Clause 11 of AS1428.1	**Stair Handrails** • Handrails provided to both sides of all accessible stairs (only one side in fire isolated stairs) • 865mm-1000mm above nosing line • Continuous through flights and landings • Consistent height throughout • Handrails shall have no vertical sections and shall follow the angle of the stairway nosings • Risers must be offset at any mid-landings to avoid vertical sections in handrails • Handrail at top of stair to extend 300mm past top riser • Handrail at bottom of stair to extend one tread depth (at angle) plus 300mm horizontal • Accessible terminations - return to floor, wall or 180 degrees • 35-50mm diameter with 50mm minimum clearance • Free of any obstruction in top 270 degrees of handrail radius	Stair design details to be supplied during detailed design	**Further Detail Required**

Stairway location	Riser (R)		Going (G)[Note 3]		Quantity (2R + G)	
	Max	Min	Max	Min	Max	Min
Public	190	115	355	250	700	550
Private [Note 1]	190	115	355	240	700	550

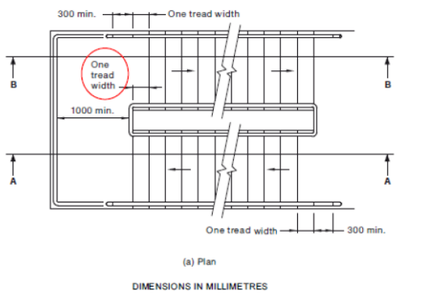
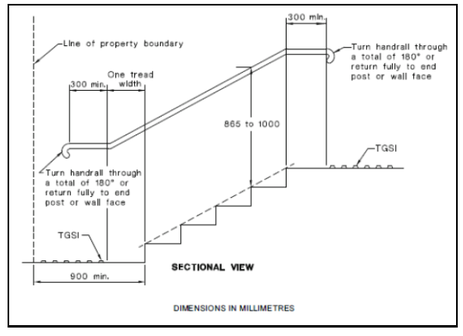


FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS



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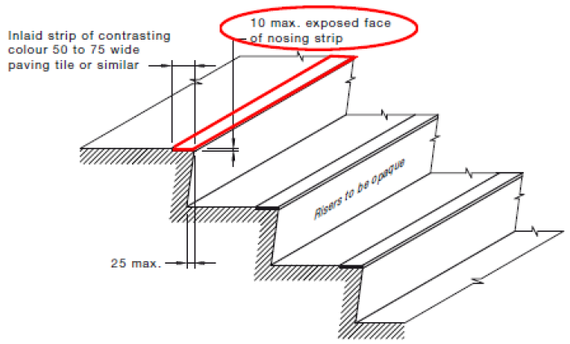
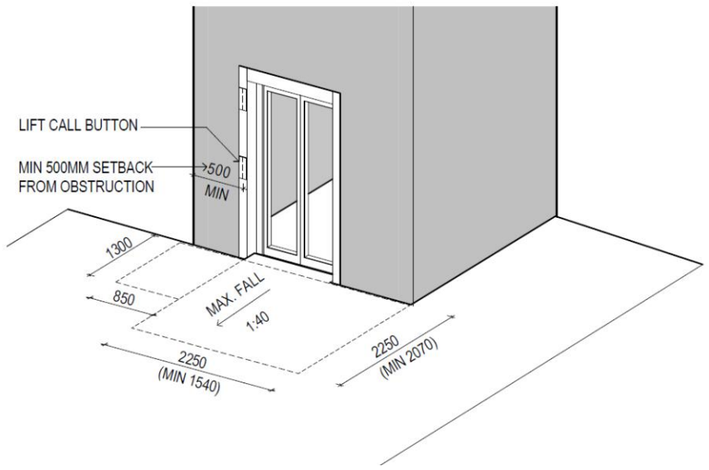
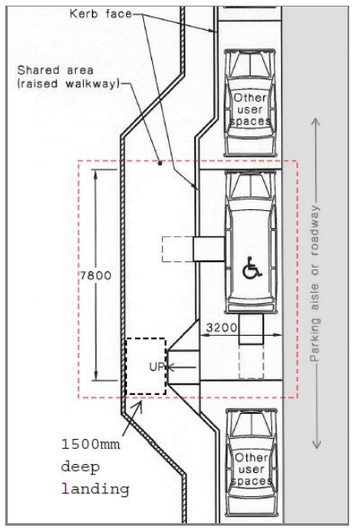
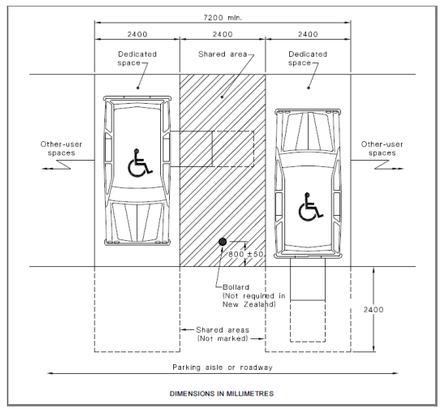
Clause	Accessibility Requirement	Compliance Comment	Status
BCA D3D14(1)(g)	**Stairs in Consecutive Flights** Where consecutive flights contain more than 36 risers in a Class 9b building, the stair must contain a minimum 30 degree change in direction.	NA – There are no consecutive stair flights exceeding 36 risers	**Not Applicable**
BCA D3D14, 11.1 & Figure 27 of AS1428.1.	**Stair Nosings** • Contrasting nosing being a 50-75mm strip that has an LRV contrast of no less than 30% • Nosing strips must be located within 15mm of the leading edge and not extend more than 10mm on the vertical face. • Not project beyond riser and max splay of 25mm • Nosing profile to be 5mm max radius or chamfer  DIMENSIONS IN MILLIMETRES FIGURE 27(B) A TYPICAL STAIR NOSING PROFILE WITH EXPOSED NOSING STRIP	Subject to further ongoing detail.	**Can Readily Comply (Subject to Additional Detail)**
BCA D3D22, Clause 11.1 (f) & (g) & Clause 12 of AS1428.1	**Fire Isolated Stairs** Fire isolated stairs are required to comply with specific accessibility requirements: • Riser and going dimensions to meet BCA D2.13 • 50-75mm contrasting Stair Nosings per 11.1(f) & (g) of AS1428.1 • A continuous 30—50mm handrail to at least one side of the stair with a constant height of 865mm-1000mm • Minimum 50mm clearance from handrail to any obstruction • Stairs must be offset at mid-landings to avoid vertical sections in the inner handrail per Figure 28 *Note that handrails must contain compliant accessible terminations (to wall, floor or 180 degree turn) but not necessarily accessible extensions past the top and bottom riser.*	NA – the external stairs are not subject to this concession.	**Not Applicable**

Clause	Accessibility Requirement	Compliance Comment	Status
Passenger Lifts			

BCA Part E3, AS1735.12	**Lifts & Lift Cars**
	• Minimum internal car dimensions for accessibility of:
	  ○ 1100mm (wide) x 1400mm (deep) for lifts serving a level change less than 12m
	  ○ 1400mm (wide) x 1600mm (deep) for lifts serving a level change more than 12m
	• Additional internal car dimension of 2000mm (deep) x 600mm (wide) for stretcher facilities if serving a storey with an effective height of more than 12m
	• 900mm clear door opening with auto sensors
	• Otherwise meet BCA Part E3 and AS1735.12 requirements including internal and external lift features
		CAN READILY COMPLY - The design can readily comply subject to ongoing design detail	**Can Readily Comply (Subject to Additional Detail)**

Section 6 of AS1428.1-2009	**Lift Landings** • Minimum 2070mm (d) x 1540mm (w) clear circulation space to allow 180 degree turn (essential) • 1:40 maximum crossfall for lift landings • 2250mm x 2250mm for a 360 degree turn (desirable) • Minimum 800mm(w)x 1300mm(d) wheelchair waiting space provided to the side of the lift door opening at lift landings (can overlap with other circulation spaces, but should be clear of pedestrian paths) • Minimum 500mm clearance of any lift call button from an internal corner 	Subject to further ongoing detail.	**Can Readily Comply (Subject to Additional Detail)**
Accessible Carparking			
BCA D4D6	**Accessible Carparking** Accessible carparking meeting AS2890.6 with side shared zone must be provided to a Class 7a building, or carpark with an accessible building on the same allotment in accordance with the below dependant on the class of building served:	Accessible car parking spaces have not been provide with enough detail to determine compliance. Ongoing detail of all features including bollard, line marking etc required in ongoing design.	**Can Readily Comply (Subject to Additional Detail)**

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D6	**Class 5, 7, 8 or 9c** • 1 x accessible space (with side shared zone) for every 100 carparking spaces or part thereof.	Accessible car parking spaces have not been provide with enough detail to determine compliance. Ongoing detail of all features including bollard, line marking etc required in ongoing design.	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D6	**Class 9b School** • 1 x accessible space (with side shared zone) for every 100 carparking spaces or part thereof.	Accessible car parking spaces have not been provide with enough detail to determine compliance. Ongoing detail of all features including bollard, line marking etc required in ongoing design.	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D6 & AS2890.6-2009	**Accessible Carparking – Location & Design** • Accessible carparking spaces should be provided in convenient locations near main building access points • Accessible carparking spaces must be provided per AS2890.6 • The accessible bay and shared zones must have a cross fall of no more than 1:40 (1:33 bitumen) • *Parallel* - 7.8m length x 3.2m width with 1600mm wide side share zone • *Angled* - 5.4m x 2.4m with a 2.4m wide adjacent shared zone  ***Example of parallel accessible parking & shared zone***  ***Example of Angled Accessible Parking with Shared Zone***	Accessible car parking spaces have not been provide with enough detail to determine compliance. Ongoing detail of all features including bollard, line marking etc required in ongoing design.	**Can Readily Comply (Subject to Additional Detail)**

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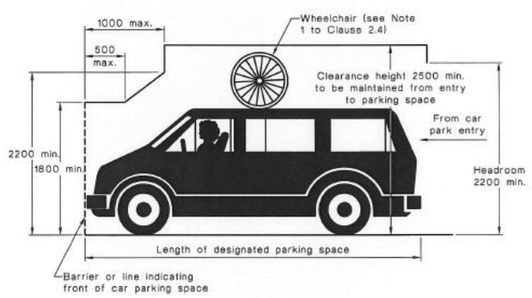
Clause	Accessibility Requirement	Compliance Comment	Status
AS2890.6	**Accessible Carparking – Minimum Heights** • A minimum head height clearance of 2.5m is required above the carparking spaces and adjacent shared zone per AS2890.6 • A minimum 2.2m height provided from the street to the accessible carparking spaces  DIMENSIONS IN MILLIMETRES FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES	Unenclosed on grade carpark proposed, compliance is assumed unless otherwise advised.	**Complies**
A4 of Appendix A of AS1428.1	**Accessible Access Controls at Carpark Entries** • Access carpark entry controls shall be located on the driver side (right) • Intercom pedestal located so that the push button is positioned laterally within 50 ± 25mm behind the face of the adjacent kerb.	Compliance required for any access control to carpark	**Can Readily Comply (Subject to Additional Detail)**
Signage			
BCA D4D7 & Specification 15	**Braille & Tactile Signage** Braille and tactile signage incorporating the international symbol of access or deafness as appropriate to the following locations:	Subject to further ongoing detail.	**Can Readily Comply (Subject to Additional Detail)**

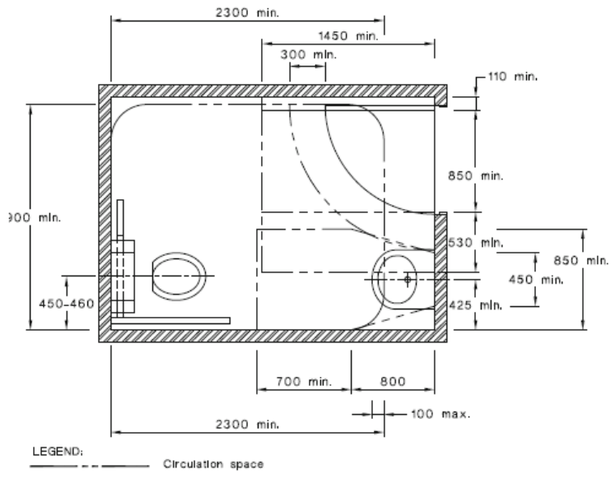
BCA D4D7(1)(a)(ii)	**Braille & Tactile Signage - Exit Doors**
	• Identify each door required to be served by an exit sign under E4.5 and state:
	• **"Exit"**, and
	• **"Level"** and either the floor number, floor level description, or a combination
	• Signage must be located:
	  ○ on the side that faces a person seeking egress and
	  ○ on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and
	  ○ where this is not possible, the sign may be placed on the door itself.
	 
	
	Example Exit Signage
		Subject to further ongoing detail.	**Can Readily Comply (Subject to Additional Detail)**

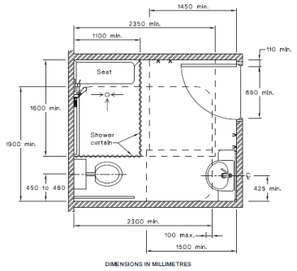
Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D7(1)(b)	**Braille & Tactile Signage - Hearing Augmentation** Signage incorporating the international symbol of deafness to room with hearing augmentation identifying the type, the area covered and location of receivers. It is recommended signage be provided at the entrance to the building area (to identify that hearing augmentation is available inside) as well as the physical location of the hearing augmentation area served. May apply to auditoriums, meeting rooms or screened locations. 	Subject to further ongoing detail.	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D7(1)(c)(d)(f)	**Braille & Tactile Signage - Sanitary Facilities** • signage to an accessible sanitary facilities identifying left or right-handed • signage to ambulant sanitary facilities and must be located on the door • directional signage where sanitary facilities are not provided with an accessible facility  ***Accessible Toilet Example Signage***  ***Ambulant Toilet – Example Signage***	Subject to further ongoing detail.	**Can Readily Comply (Subject to Additional Detail)**

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D7(1)(e)	**Braille & Tactile Signage - Building Entrances** Directional signage where a pedestrian entrance is not accessible.  ***Example Signage***	Subject to further ongoing detail.	**Can Readily Comply (Subject to Additional Detail)**
BCA Specification 15	**Braille & Tactile Signage – Location** *Height* • Braille and Tactile components of the above signage must be between 1200mm and 1600mm above floor level • Signs with single lines of characters must have the tactile characters between 1250mm-1350mm *Location* • Located 50-300mm from the architrave of the latch side of the door • Where this is not possible, it may be on the door itself	Subject to further ongoing detail.	**Can Readily Comply (Subject to Additional Detail)**
Hearing Augmentation			
BCA D4D8	**Hearing Augmentation** Hearing Augmentation must be provided where there is an in-built amplification system (other than one for emergency purposes) in: • A room in a Class 9b building • In an auditorium, conference room, meeting room • At any ticket office, tellers booth, reception area or the like where the public is screened from the service provider.	Subject to further detailed design.	**Certification by Designer or Specialist**
Tactile Ground Surface Indicators			
BCA D4D9 & AS1428.4.1	**Tactile Indicators** TGSI are a valuable wayfinding tool for those with vision impairment. TGSIs provide a distinct tactile cue to alert people with vision impairment when they are approaching hazardous situations and to provide directional guidance. There are two types of TGSIs currently used in Australia: *Warning TGSIs (mandatory)*	Subject to further ongoing detail.	**Can Readily Comply (Subject to Additional Detail)**

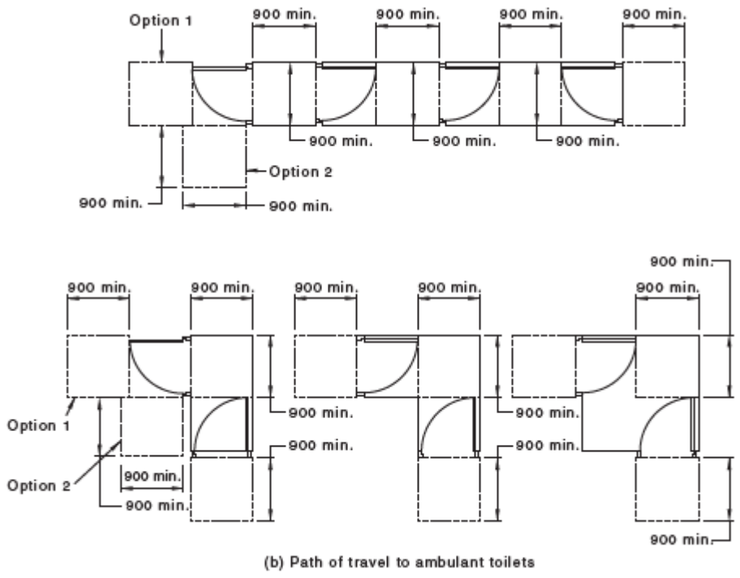
Clause	Accessibility Requirement	Compliance Comment	Status
	• Tactile ground surface indicators (TGSI) complying with AS1428.4.1must be provided to: • Stairs, escalators, ramps, moving walkways • Trafficable areas where an overhead obstruction is less than 2m in height *Directional TGSIs (desirable)* • Used to provide directional guidance towards key features of buildings • Useful for wide open forecourts and spaces where there is an absence of 'shorelines' or other cues	Subject to further ongoing detail.	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D9 & AS1428.4.1	**Warning Tactile Ground Surface Indicators** Are a series of truncated domes which alert vision-impaired people to impending hazards that could not be reasonably expected or anticipated and are typically installed at: • Stairs Approaches • Ramp Approaches (steeper than 1:20) • Top of step and kerb ramps (never place on ramps) • To indicate overhead obstructions below a height of 2000mm • Where accessways approach a vehicular way • Tactiles are typically a 600mm deep pad extending the width of the hazard, but may be reduced in depth at smaller landings.	Subject to further detailed design.	**Can Readily Comply (Subject to Additional Detail)**
DDA Best Practice & AS1428.4.1	**Directional Tactile Ground Surface Indicators** Directional tactile indicators are <u>not</u> specifically required under current BCA for buildings (except public transport buildings). However, the following is recommended as best practice advice from AS1428.4.1 to provide for improved wayfinding for people with vision impairment (Desirable). • Shorelines (uninterrupted structure in the built environment) should be provided where possible to allow for wayfinding to key building features (entry, drop off points, vertical transport etc) • In the absence of adequate shorelines, Directional Tactile indicators should be considered where a change in direction is required between key building features such as drop off points and the principal pedestrian entry (especially across open forecourts etc) • Directional Tactile indicators should comply with AS1428.4.1	Subject to further detailed design.	**Can Readily Comply (Subject to Additional Detail)**
BCA D4D9 & AS1428.4.1-2009	**Contrast of Tactiles** TGSIs are recommended to have a Luminance Reflective Value (LRV) contrast dependant on the type of tactiles used as follows: • Pad / Tile Tactiles – minimum 30% to surrounding surface • Discrete / Individual Tactiles – minimum 45% contrast to the adjacent path of travel • Composite Colour (Two toned) Discrete Tactiles – 60% contrast to adjacent path of travel	Subject to further detailed design.	**Can Readily Comply (Subject to Additional Detail)**
Accessible Seating			
BCA D4D10	**Wheelchair seating spaces in Class 9b assembly buildings** Wheelchair seating spaces complying with AS1428.1 must be provided in Class 9b buildings in accordance with BCA D3.9 & Table D3.9	Not Applicable as no fixed seating in hall.	**Not Applicable**
DDA Best Practice	**Seating For Rest** It is recommended that accessible seating for rest is provided on long accessways at intervals no greater than 60m (Desirable)	It is advised that regular rest points are provided along the external pathway that are to the side / clear of the main pedestrian path and contain landing of sufficient size to accommodate a wheelchair (1300mm x 800mm) as well as an accessible seat with armrests (per AS1428.2).	**Can Readily Comply (Subject to Additional Detail)**

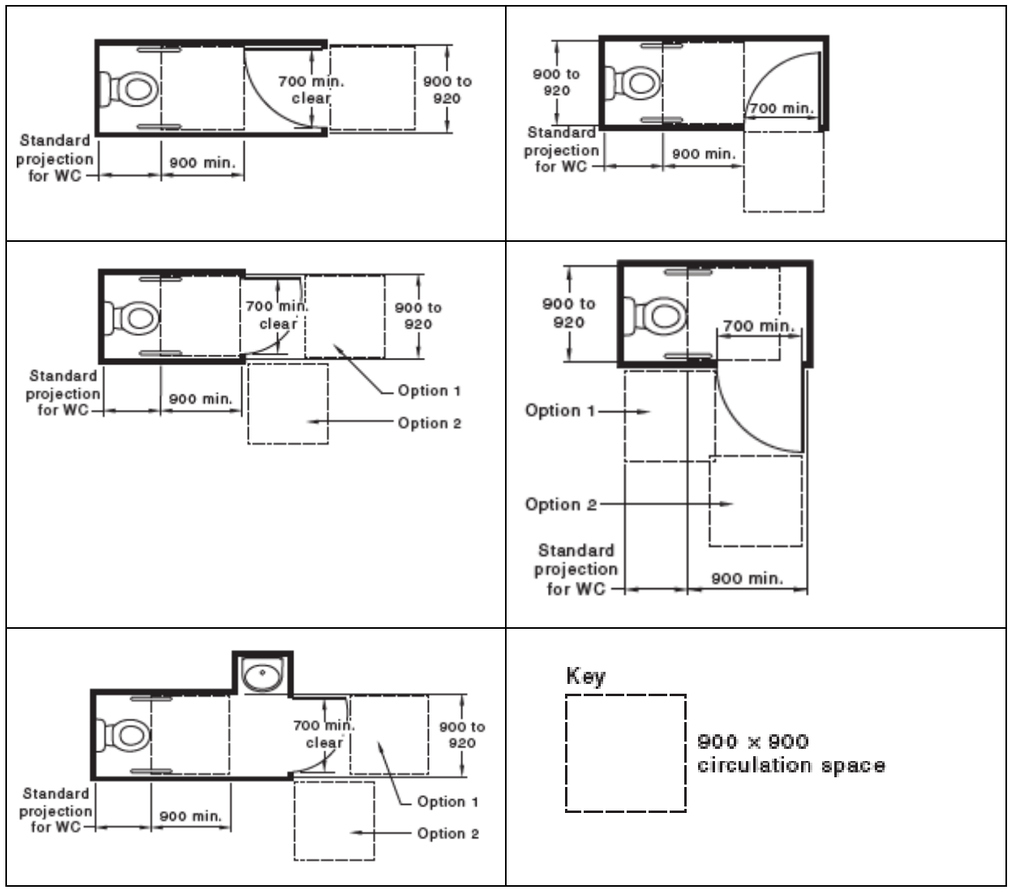
Clause	Accessibility Requirement	Compliance Comment	Status
Swimming Pools			
BCA D4D11	**Swimming Pools** • Where a pool is required to be accessible, at least one accessible entrance must be provided (ramp/lift with aquatic wheelchair, zero depth entry). • Note where the perimeter of the pool exceeds 70m at least one accessible entrance must be provided by a means other than a sling style lift.	Not Applicable	**Not Applicable**
Accessible Sanitary Facilities			
BCA Clause F4D6(1) (d)	**Number of Accessible Sanitary Compartments – Class 5, 6, 7, 8 or 9 (except 9a ward area)** The following minimum unisex accessible sanitary compartments complying with Section 15 of AS1428.1 must be provided. Where F2.3 requires closet pans— • 1 on every storey containing sanitary compartments, and • 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.	The architectural plans should clearly specify which facilities are designated for specific user groups, such as boys, girls, male staff, or female staff. **Note 1:** Staff and Students cannot use the same facilities	**Can Readily Comply (Subject to Additional Detail)**
		In this respect, the design currently indicates appropriate compliance for this stage based on the plans submitted. Further design detail will continue to be developed and assessed until final AFC design	**Can Readily Comply (Subject to Additional Detail)**
BCA F4D5(d)	**Accessible Sanitary Compartment Minimum Inclusions** An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels	Subject to further detailed design.	**Can Readily Comply (Subject to Additional Detail)**
BCA F4D5(e) & Section 15 of AS1428.1	**Accessible Toilet – Compliance with AS1428.1** The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided must comply with the requirements of Section 15 of AS 1428. 1. *Note: Refer to Attachment A for full detailed specification of requirements.*	Subject to further detailed design.	**Can Readily Comply (Subject to Additional Detail)**
F4D5(f)	**Accessible Sanitary Compartment – Access** An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only.	An accessible sanitary facility is provided at one of the banks where both male and female sanitary facilities are provided, without crossing an area reserved for one sex only.	**Complies**
F4D5(g)	**Accessible Sanitary Compartment – Mixture of Left-hand & Right-hand** Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.	Subject to further detailed design.	**Can Readily Comply (Subject to Additional Detail)**
F4D5(h)	**Accessible Sanitary Compartment – Location** Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations. *Note: An accessible unisex sanitary compartment need not be provided at a storey that is not required to be served by a lift or ramp under D4D4(f).*	Accessible Sanitary Facilities are provided at all locations where male and/or female facilities are provided.	**Complies**

Clause	Accessibility Requirement	Compliance Comment	Status
Accessible Sanitary Facilities – Summary Checklist of Requirements			
BCA F4D5(e) & Section 15 of AS1428.1	**Accessible Sanitary Compartment Entry** • At-grade access or door threshold ramp • 850mm wide entry door with compliant circulation space • Any airlock must ensure 1450mm clearance between successive doors • Hinged or sliding entry door with in-use indicator and latch that can be opened from outside	To be detailed in subsequent design stages for review.	**Can Readily Comply (Subject to Additional Detail)**
BCA F4D5(e) & Section 15 of AS1428.1	**Accessible Sanitary Compartment - WC Pan & Clearances** • 2300mm x 1900mm internal pan circulation space (max 100mm overhang by washbasin) per Figure 43 and 52 • WC pan to be 450mm-460mm from side wall to centre • WC pan to be 800mm +/- 10mm from rear wall, and 600mm from cistern or other rear obstruction • WC pan to be minimum 1400mm from washbasin • WC pan height to be 460-480mm • WC at least 1400mm from washbasin • WC pan seat contrasts 30% to floor • Angled toilet backrest (350-400mm W x 150-200mm H) installed between 120-150mm height from top of pan seat and 50mm max. distance from seat bolt hole • Compliant grabrails to side and rear of WC pan at 800mm-810mm to top of grabrail per Figure 42 • Compliant flushing controls located 600mm to 1100mm above floor level and per zone in Figure 40 • Compliant toilet paper dispenser located between 460-700mm above floor level and within a maximum 300mm forward of the pan per the zone specified in Figure 41  FIGURE 52 EXAMPLE OF OVERLAPPING CIRCULATION SPACES IN A SANITARY COMPARTMENT	To be detailed in subsequent design stages for review.	**Can Readily Comply (Subject to Additional Detail)**

Clause	Accessibility Requirement	Compliance Comment	Status
BCA F4D5(e)& Section 15 of AS1428.1	**Accessible Sanitary Compartment - Washbasin** • Washbasin at a height between 800-830mm from FFL with lever action taps and insulation of water pipes • Washbasin to be 430-440mm minimum depth projection and suitable wheelchair knee/toe height clearance, compliant with Figure 44 of AS1428.1 • The front of basin to be 300mm maximum distance to the operable part of taps	To be detailed in subsequent design stages for review.	**Can Readily Comply (Subject to Additional Detail)**
BCA F4D5(e) & Section 15 of AS1428.1	**Accessible Sanitary Compartment - Fitting & Fixtures** • Compliant Mirror (15.4.1) – where provided • Compliant Shelf (15.4.2) - mandatory • Compliant soap dispenser (15.4.3) – where provided • Compliant hand dryer (15.4.3) – where provided • Compliant clothes hanging device (15.4.4) - mandatory • Compliant Sanitary Disposal Unit (15.4.5) – where provided • Braille & Tactile signage identifying the accessible sanitary compartment- (BCAD3.6) mandatory	To be detailed in subsequent design stages for review.	**Can Readily Comply (Subject to Additional Detail)**
Accessible Showers			
BCA F4D5(b) & Clause 15.5 of AS1428.1	**Number of Accessible Showers – Class 5, 6, 7, 8 or 9 (except 9a ward area)** Accessible unisex showers meeting AS1428.1 must be provided in accessible parts of the building in accordance with Clause F4D7(1)(d): • Where F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof	Although Accessible showers are not mandatory in the New Hall, if provided, they must comply with this clause.	**Can Readily Comply (Subject to Additional Detail)**
Accessible Shower – Summary Checklist of Requirements			
F4D5(b) & Clause 15.5 of AS1428.1	**Accessible Shower Fitout - Design & Dimensions** Accessible showers must comply with Clause 15.5 of AS 1428.1 which requires in summary: • At-grade entry (no hob) • 1160mm x 1100mm shower dimensions for 2 sided walls (Figure 47) • 2350mm x 1600mm overall circulation space (Figure 47) • Further circulation requirements for combined accessible WC pan and shower facilities (15.6 & Figure 50)  FIGURE 50 SANITARY COMPARTMENT SHOWING OVERLAP OF WASHBASIN FIXTURE INTO SHOWER CIRCULATION SPACE	To be detailed in subsequent design stages for review.	**Can Readily Comply (Subject to Additional Detail)**

Clause	Accessibility Requirement	Compliance Comment	Status
F4D5(b) & Clause 15.5 of AS1428.1	**Accessible Shower Fitout – Fixtures & Fittings** • Compliant Floor Waste Outlet (15.5.2) • Compliant Shower Screen (15.5.3) • Compliant Grabrails (15.5.4) • Compliant Shower Head Support Grabrail (15.5.5) • Compliant Shower Head (15.5.6) • Compliant Soap Holder (15.5.7) • Compliant Taps (15.5.8) • Compliant Folding Seat (15.5.9) • Compliant Clothes Hanging Device (15.5.10) • Braille & Tactile signage identifying the accessible shower facility	To be detailed in subsequent design stages for review.	**Can Readily Comply (Subject to Additional Detail)**
Accessible Adult Changing Facilities			
D4D12	**Accessible Adult Changing Facilities** 1) One unisex accessible adult change facility must be provided in an accessible part of a— (a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and (b) Class 9b sports venue or the like that— (i) has a design occupancy of not less than 35,000 spectators; or (ii) contains a swimming pool that has a perimeter of not less than 70 m and that is required by D4D2 to be accessible; and (c) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and (d) theatre or the like having a design occupancy of not less than 1,500 patrons; and (e) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002. 2) Accessible adult change facilities required by (1)— (a) must be constructed in accordance with Specification 27; and (b) cannot be combined with another sanitary compartment. 3) For the purposes of (1), design occupancy must be calculated in accordance with D2D18, but excluding any area that— (a) can only be accessed by staff, employees, contractors, maintenance personnel and the like; or (b) is subject to an exemption under D4D5. *Note: Fitout to meet BCA Specification 27*	Subject to further detailed design.	**Can Readily Comply (Subject to Additional Detail)**

Clause	Accessibility Requirement	Compliance Comment	Status
Ambulant Sanitary Facilities			
BCA F4D5(c)	**Number of Ambulant Sanitary Compartments** At each bank of toilets where there is one or more toilets, in addition to an accessible unisex sanitary compartment provided at that bank, a sanitary compartment suitable for a person with an ambulant disability per AS1428.1 must also be provided for use by males and females. Unisex ambulant toilets are not permissible under the deemed-to-satisfy provisions.	Sanitary compartments suitable for a person with an ambulant disability have been provided for use by males and females. ***Note:*** *A BCA Performance Solution will be required from the DDA Consultant to permit the use of a unisex ambulant toilet which are not yet acknowledged in the BCA DTS provisions (which requires separate male and female*	**Can Readily Comply (Subject to Additional Detail)**
10.3.5 & Figure 34 of AS1428.1	**Access to Ambulant Sanitary Compartments** • The distance between doorways in vestibules and airlocks on a path of travel to ambulant toilets shall be in accordance with Figure 34 of AS1428.1-2009. • Figure 34 does not acknowledge / allow for steps at doorways leading to ambulant toilets  (b) Path of travel to ambulant toilets *Figure 34 of AS1428.1*	Access to Ambulant Sanitary Compartments appears complaint at this stage of the design.	**Can Readily Comply (Subject to Additional Detail)**

Clause	Accessibility Requirement	Compliance Comment	Status
BCA F4D5(c) & Section 16 of AS1428.1	**Ambulant Sanitary Compartment Fitout – AS1428.1 Compliance** The ambulant facilities must comply with the requirements of Section 16 of AS1428.1-2009 which in summary requires: • 900mm-920mm between side walls of cubicle • Compliant grabrails to both sides per Section 17 of AS1428.1 • 700mm minimum clear width cubicle doors • Clear 900mm x 900mm space in front of the pan &/or clearances around door swings • 610mm to 660mm WC pan projection • 460mm -480mm WC pan height • Toilet roll holder 460mm-480mm height in zone forward of pan per Figure 53(A) • A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor *See Attachment C Section 16 of AS1428.1-2009 for full summary of requirements* 	In this respect, the design currently indicates appropriate compliance for this stage based on the plans submitted. Further design detail will continue to be developed and assessed until final AFC design.	**Can Readily Comply (Subject to Additional Detail)**

Clause	Accessibility Requirement	Compliance Comment	Status
Desirable "Best Practice" Recommendations			
DDA Best Practice	**Emergency Egress for People with Disabilities – Safe Evacuation (Desirable)** The BCA does not specifically consider appropriate egress for people with disabilities, including mobility issue and wheelchair users. It is recommended that egress and emergency evacuation for people with disabilities include: • Dedicated safe refuge fire & smoke rated areas separated from the remainder of the building where egress is via fire isolated exit stairs • Located with direct connection to a fire isolated stair or egress route • Located outside of the required circulation spaces and exit width of stairs / landings • Provided with a communications system that enables visual and voice communication devices • Supplementing audible alarms with visual alarms / alerts	The matter is not applicable to the item of the project scope or the clause is informational only.	**Informational**
19.1 of AS1428.2	**Lighting** It is recommended consideration be given to providing lighting to meet the requirements of AS1428.2 as per the below: Passageways and walkway s150 lx Stairs 150 lx Ramps 150 lx Lifts See AS 1735.12 Toilet and locker rooms 200 lx Counter tops 250 lx General displays 200-300 lx Telephones 200 lx	The matter is not applicable to the item of the project scope or the clause is informational only.	**Informational**
DDA Best Practice	**Vehicle Drop off** It is recommended that where vehicle drop off locations are provided to serve the building (taxi ranks, ride share, bus stops, private vehicle drop off etc) that at least one of each space be accessible and a compliant accessible path from the drop off point to the building principal pedestrian entrance be provided. • Where the drop off points are located on the allotment, full compliance with maximum boarding point crossfalls of 1:40, dimensions meeting AS2890.6-2009, kerb ramp and with an accessible link to the building entry is expected • Where the drop off point is located beyond the allotment, all reasonable steps within the project control should be taken to ensure accessible drop off points with accessible link to an accessible entry to the allotment can be provided, through it is recognised that existing constraints such as existing gradients of the streets can prohibit full compliance from being achieved.	The matter is not applicable to the item of the project scope or the clause is informational only.	**Informational**

7.0 Conclusion

This report has assessed the **Schematic Design** for the proposed **New High School at Schofield - Tallawong** under the relevant requirements relating to "Access for People with Disabilities".

The primary purpose of the report is to assess the design documentation for specified scope works and to provide suitable mitigation measures to ensure the design will meet the appropriate accessibility requirements.

Subject to the mitigation measures of this report, the activity demonstrates an ability to comply accessibility requirements for the new scope of works.

Significant mitigation measures are summarised in **Table 1.0** and **Table 6.0** contains further detailed requirements.

The design is to be subject to further detailed DDA assessment throughout subsequent design phases where more design detail will be available for assessment.

Attachment A- Accessible Toilet Facility Summary of Requirements

Accessible Toilet Facilities must meet the requirements of:

- BCA F2.3, F2.4
- Relevant clauses of AS1428.1-2009

In summary, the above codes and standards require:

BCA Requirements

- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels (BCA F2.4(d))
- Accessible toilets must generally be in the same location as other toilets and on every storey provided with toilets (BCA F2.4). Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations (BCA F2.3(h))
- Separate staff sanitary facilities / toilets are recommended to be provided in addition to public facilities. Though staff and patrons can share toilets under BCA F2.3 for Class 6 or 9b buildings if required.
- Separate male and female toilets must be provided where there are more than 10 staff.
- An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only
- Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible
- The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of Section 15 of AS 1428.1

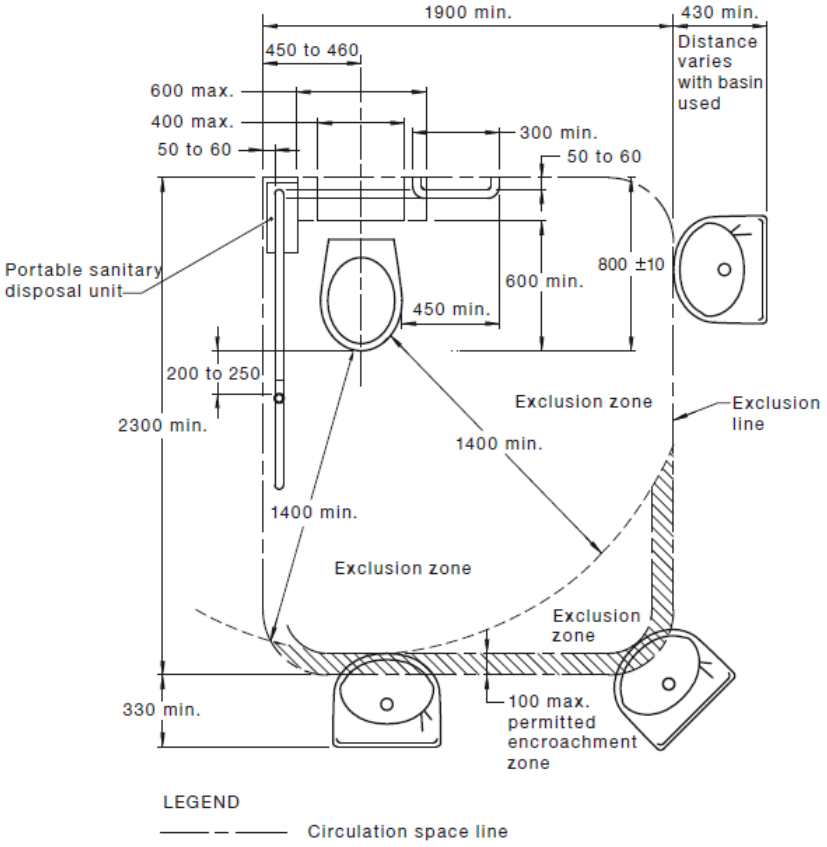
AS1428.1-2009 Requirements (Section 15)

Access to WC

- A graded accessible path must be provided to the accessible toilet facilities/s with compliant door circulation space around the entry door

Sanitary Compartment Clearances

- The WC pan clearances must be 2300mm x 1900mm clear space that is not encroached except for required toilet features (soap dispensors, shelves etc) with washbasins limited to 100mm encroachment in accordance with Figure 43 of AS1428.1-2009 (or mirror reverse)



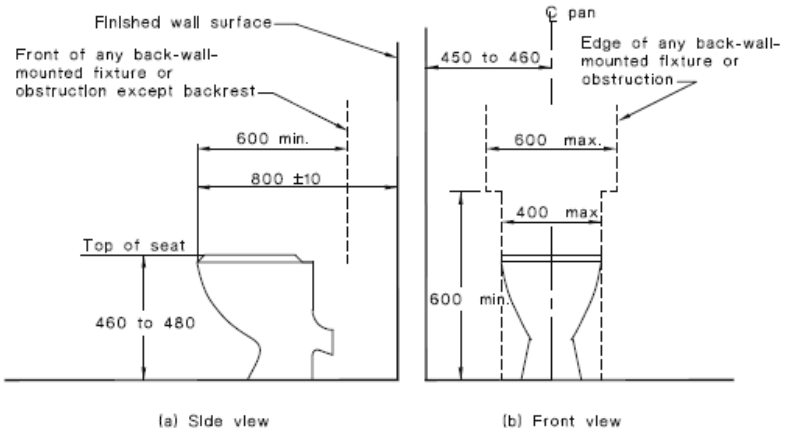
NOTE: This circulation space may overlap any other circulation spaces specified in this Standard.

DIMENSIONS IN MILLIMETRES

FIGURE 43 CIRCULATION SPACE FOR WC PAN—RIGHT-HAND TRANSFER
(LEFT-HAND TRANSFER IS MIRROR REVERSED)

15.2.2 WC Pan Clearances

- WC pan to be 450mm-460mm from side wall to centre
- WC pan to be 800mm +/- 10mm from rear wall, and 600mm from cistern or other rear obstruction
- WC pan to be minimum 1400mm from washbasin
- WC pan height to be 460-480mm



15.2.3 WC Pan Seat

A toilet seat shall be provided on accessible toilets. The toilet seat shall—

a. be of the full-round type, (i.e., not open fronted) and with minimal contours to the top surface;

b. be securely fixed in position when in use;

c. have seat fixings that create lateral stability for the seat when in use;

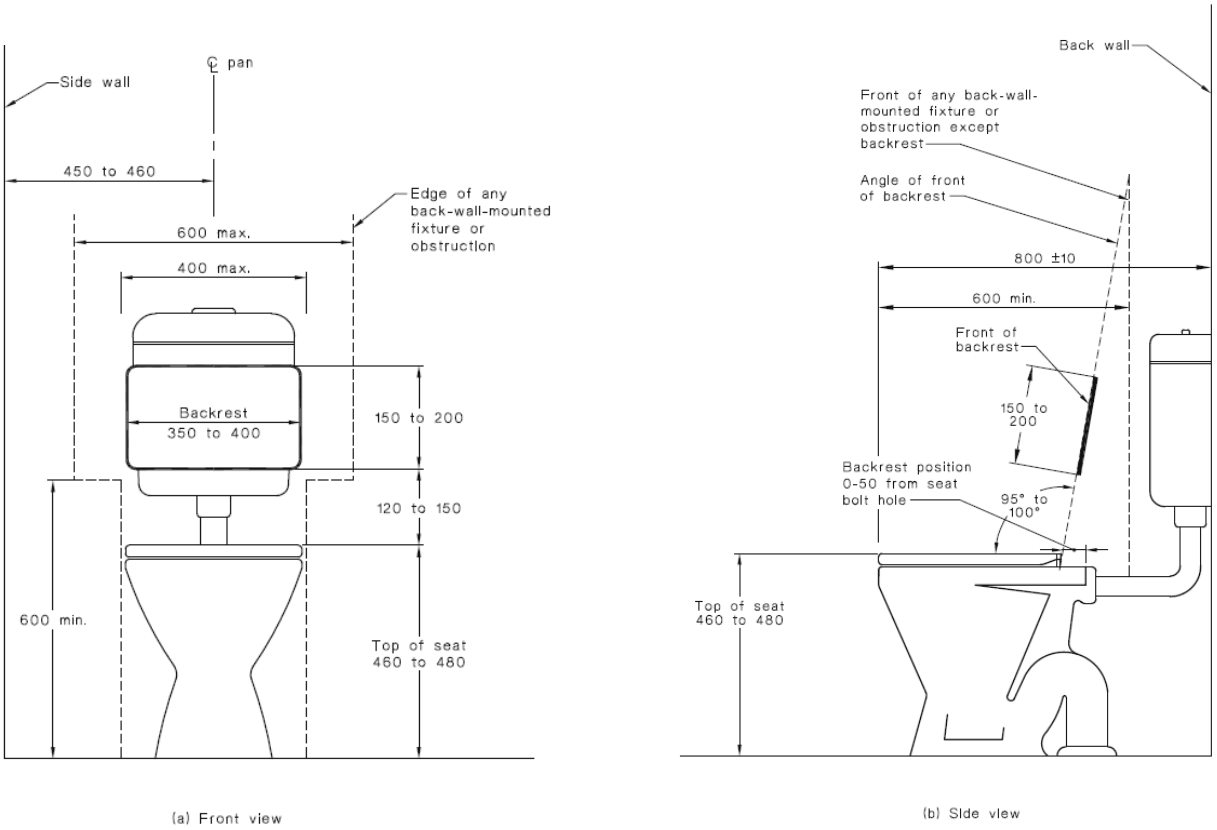
d. be load-rated to 150 kg; and

e. have a minimum luminance contrast of 30% with the background (e.g., pan, wall or floor against which it is viewed).

15.2.4 Backrest

A backrest shall be provided on accessible toilets. The backrest shall—

- be capable of withstanding a force in any direction of 1100 N;
- have a height, at the lower edge of backrest to the top of the WC seat, of 120 mm to 150 mm, as shown in Figure 39(a);
- have a vertical height of 150–200 mm and a width of 350–400 mm, as shown in Figure 39(a); and
- the front edge of the centre of the backrest be positioned to achieve an angle of between 95° to 100° back from the seat hinge (Figure 39(b)).

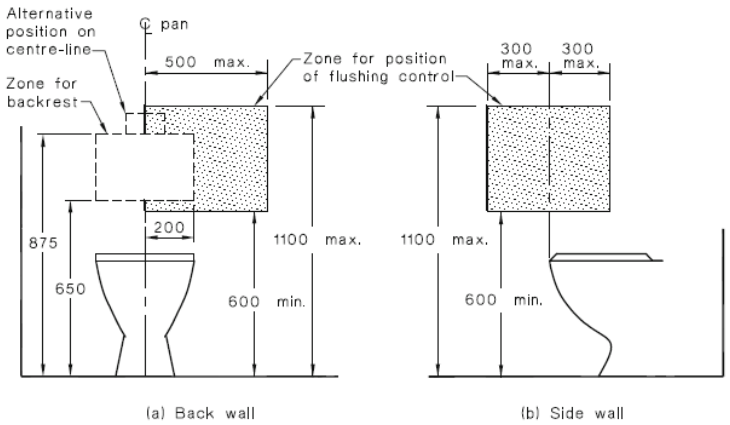


(a) Front view

(b) Side view

15.2.5 Flushing control

Flushing controls shall be user activated, either hand operated or automatic. Where hand-operated flushing controls are used, they shall be located within the zone shown in Figure 40 below and shall not interfere with grabrail function. The flushing control shall be proud of the surface and shall activate the flush before the button becomes level with the surrounding surface.

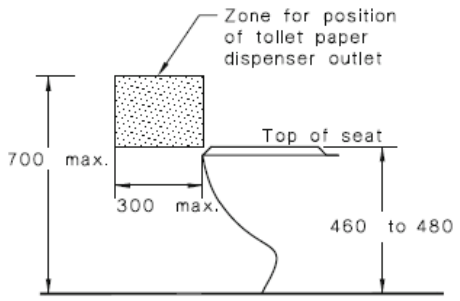


DIMENSIONS IN MILLIMETRES

FIGURE 40 ZONE FOR POSITION OF FLUSHING CONTROL

15.2.6 Toilet paper dispenser

The outlet for the toilet paper dispenser shall be located between 460-700mm above floor level and within a maximum 300mm forward of the pan – the zone specified in Figure 41.

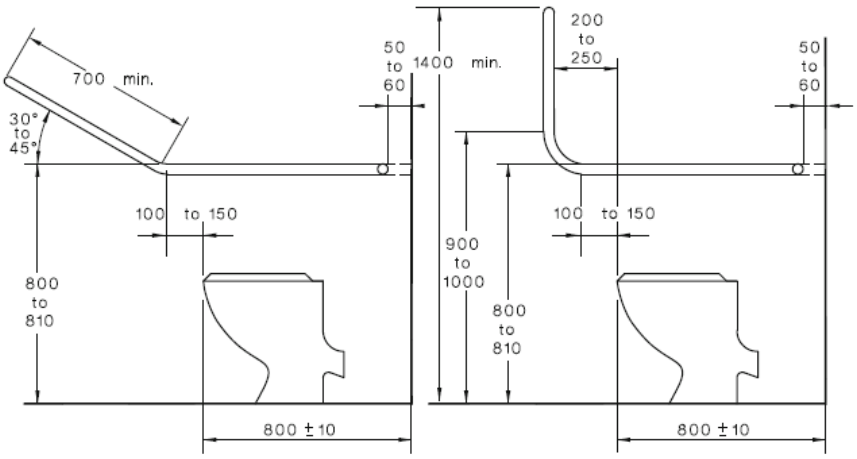


DIMENSIONS IN MILLIMETRES

FIGURE 41 ZONE FOR POSITION OF TOILET PAPER DISPENSER

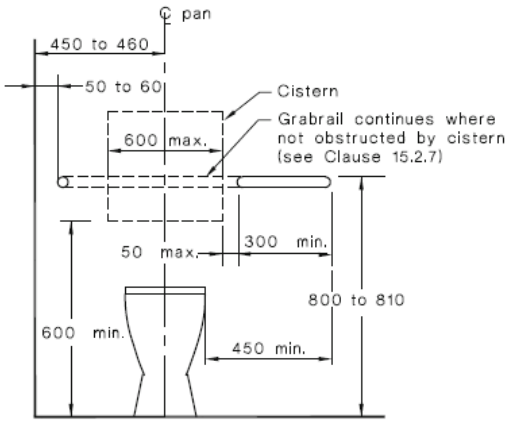
15.2.7 Grabrails

Where a concealed or high-level cistern or flush valve is used, a continuous grabrail, shall be provided across the rear wall and side wall nearest the WC pan, as shown in Figure 42. Where a low-level non-concealed cistern or flush valve is used, the grabrail shall be terminated at each side of the cistern, as shown in Figure 42.



(i) Option A (ii) Option B

(a) Side view showing optional systems for grabrail at sides of pan



(b) Grabrail at back of pan and sectional view of grabrail at side of pan

DIMENSIONS IN MILLIMETRES

FIGURE 42 POSITIONS OF GRABRAILS IN WATER CLOSETS

15.2.8.2 Baby change tables

Where installed, baby change tables shall—

a. not encroach into the circulation space of any other toilet facility when in the folded up position; and

b. have a maximum height of 820 mm and a minimum clearance underneath of 720 mm when in the open position.

c. 800mm x 1200mm minimum (1500 mm preferred) – RailCorp ESB Requirement

15.2.9 WC Entry Doors:

a. May be hinged or sliding

b. Provided with an in-use indicator and minimum 45mm snib handle

c. Accessible door handles with 30% contrast and hardware (D lever and clearances)

d. Outward opening doors must have self-closer

15.3 Washbasins

The installation of washbasins shall comply with the following:

a. The washbasin shall be outside the 2300mm x 1900mm pan circulation space, with max 100mm encroachment

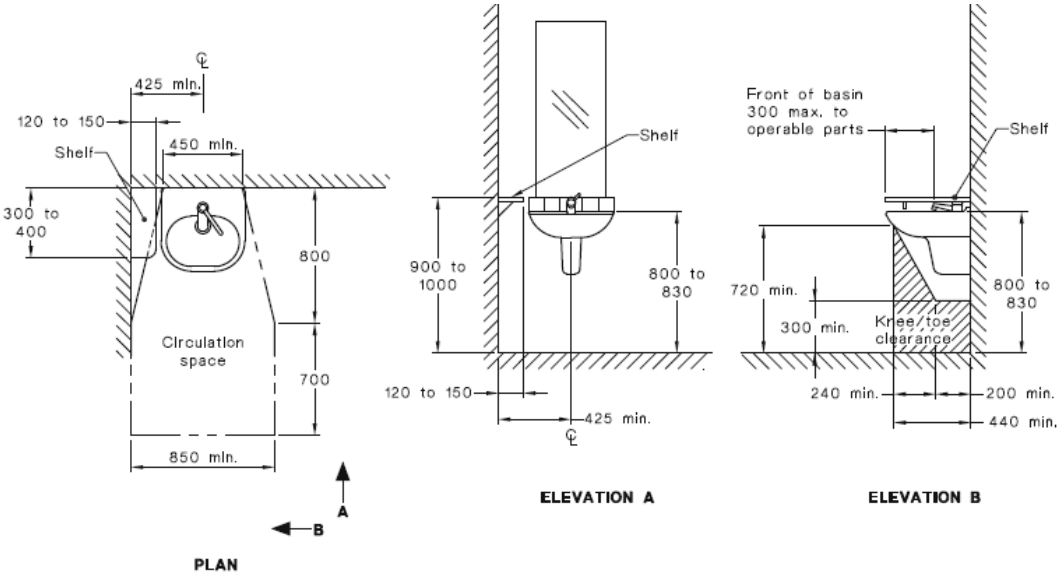
b. The washbasin must be at least 300mm from the swing of the door, and outside of circulation space of sliding doors.

c. Water taps to comply with:

- Taps shall have lever handles, sensor plates, or other similar controls.
- Lever handles shall have not less than 50 mm clearance from an adjacent surface.
- Where separate taps are provided for hot and cold water, the hot water tap shall be placed to the left of the cold water tap for horizontal configurations, or above the cold water tap for vertical configurations.
- Where hot water is provided, the water shall be delivered through a mixing spout.

d. Exposed hot water supply pipes shall be insulated or located so as not to present a hazard.

e. Washbasin to have 800-830mm height with foot clearance and tapered 850mm wide circulation space per Figure 44(B) below. The circulation space may overalap with others in the sanitary compartment



f. Water supply pipes and waste outlet pipes shall not encroach on the required clear space under the washbasin.

b. For each washbasin fixture, the unobstructed circulation space shall be as shown in Figure 46; except in sole occupancy units, where Figure 45 shall apply. The washbasin fixture and its fittings are the only fixtures permitted in this space.

15.4 Fitting and Fixture within a Sanitary Facility

The following items must be installed to an accessible sanitary facility:

- Shelf - being 120mm x 300-400mm at a height of 900mm-1000mm near washbasin
- Clothes Hanging Device – 1200mm-1350mm above FFL and at least 500mm from any internal corner

The following items, although not mandatory to provide, must comply with the following when provided:

- Mirrors – where provided the mirror shall be located above or adjacent to the washbasin not less than 350mm with the bottom no higher than 900mm and the top not less than 1850mm above FFL. Where provided, a second vertical mirror shall extend from a height of not less than 600 mm to a height of not less than 1850 mm above the plane of the finished floor.
- Soap Dispenser - where provided, mounted with the operable portion at 900mm-1100mm above FFL and at least 500mm from any internal corner

Attachment A- Accessible Toilet Facility Summary of Requirements

- Hand Dryer / Towel Dispenser- where provided, mounted with the operable portion at 900mm-1100mm above FFL and at least 500mm from any internal corner
- Sanitary Disposal Unit – where provided, shall be portable or recessed within 500mm of the pan
- Switches & General Purpose Outlets, where provided shall be 900-1100mm above FFL and at least 500mm from internal corners, and located as close to the shelf or worktop as possible

Attachment B - Ambulant Toilet Facility Summary of Requirements

Ambulant Toilet Facilities must meet the requirements of:

- BCA F4D4, F4D5
- Relevant clauses of AS1428.1-2009

BCA Requirements (BCA F24D5(c))

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 must be provided for use by males and females.

Access to Ambulant Toilets

Access to ambulant toilet facilities is recommended to be at grade and minimise the use of steps where possible. However, steps *are* allowable to access ambulant facilities to meet minimum requirements of the BCA.

Steps at external door thresholds on the path of travel to an ambulant facility should be avoided where possible due to the difficulties of operating the door whilst navigating the step for some ambulant users.

Section 16 of AS1428.1-2009 Requirements

16 SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES

16.1 General
Sanitary compartment for people with ambulant disabilities shall be in accordance with Figures 53(A) and 53(B).

16.2 Grabrails
Grabrails shall be installed in accordance with Clause 17 and Figure 53(A).

16.3 Doors
Doors to sanitary compartments for people with ambulant disabilities shall have openings with a minimum clear width of 700 mm, and shall comply with Figure 53(B).

Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.

16.4 Signage
Sanitary compartment for people with ambulant disabilities shall be identified by symbol or words, as specified in Clause 8.

16.5 Coat hook
A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor.

17 GRABRAILS

Grabrails shall comply with the following:

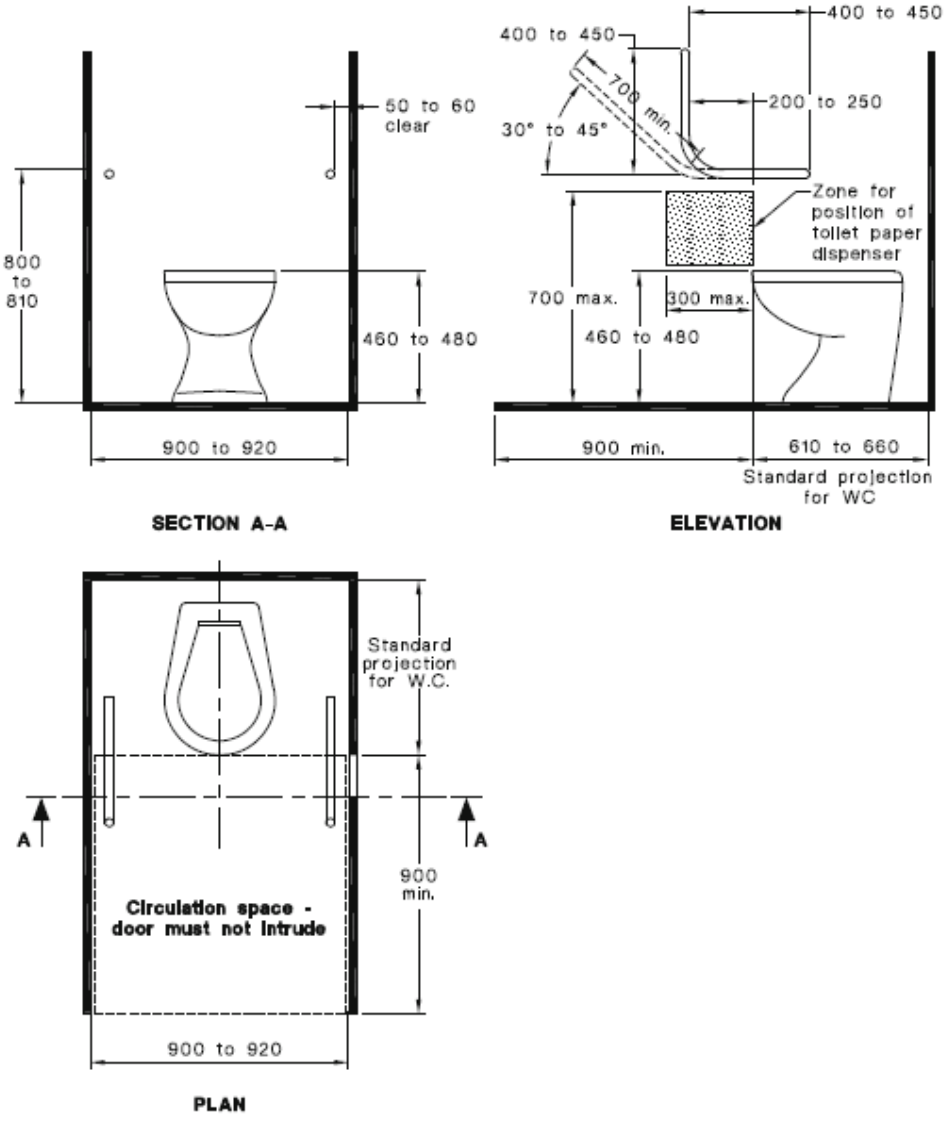
a. Grabrails shall be not less than 30 mm and not more than 40 mm outside diameter; or they shall have a sectional shape within the limits of 30 mm to 40 mm diameter.

b. Exposed edges and corners of grabrails shall have a radius of not less than 5 mm.

c. The fastenings and the materials and construction of grabrails shall be able to withstand a force of 1100 N applied at any position and in any direction without deformation or loosening or rotation of the fastenings or fittings.

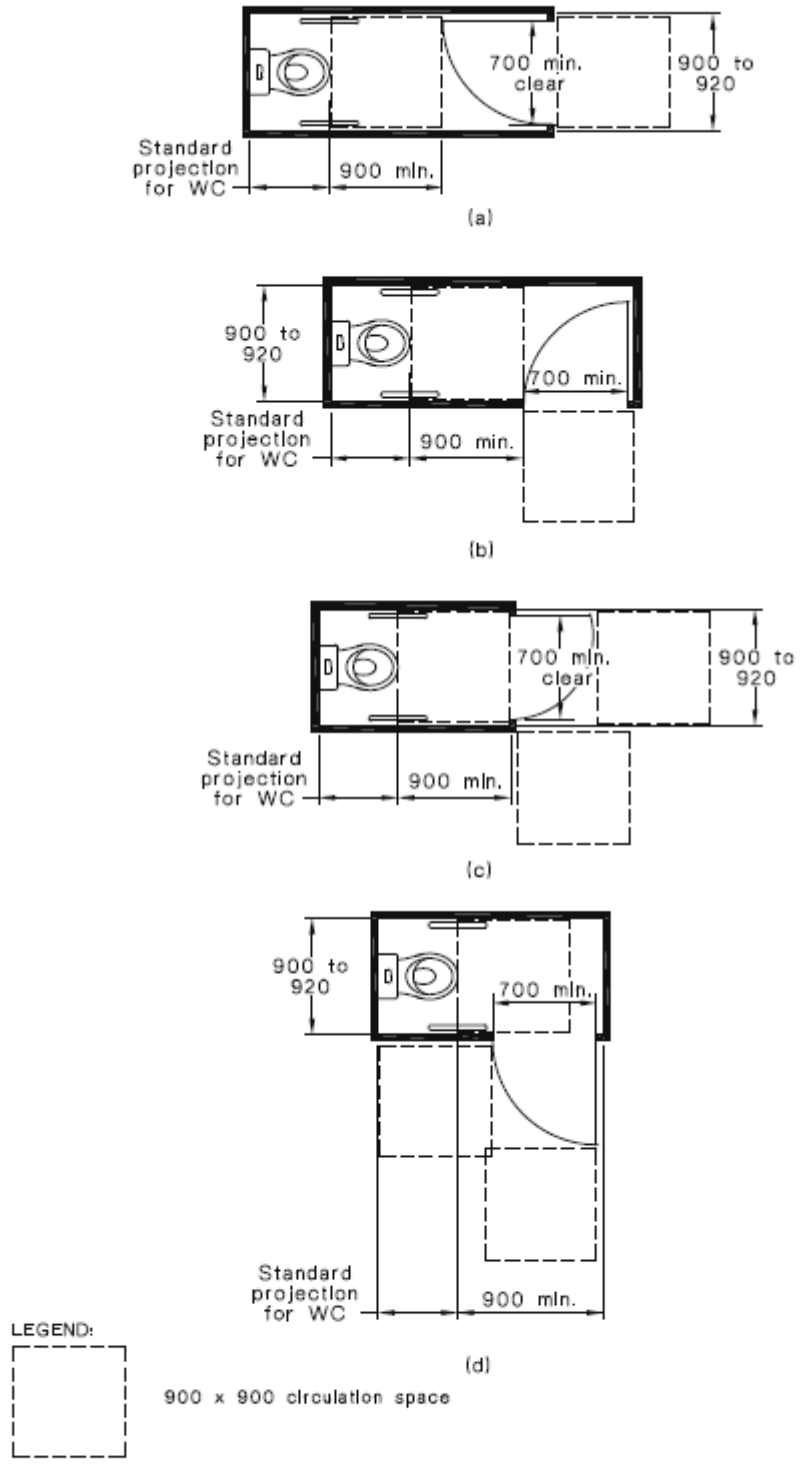
d. The clearance between a grabrail and the adjacent wall surface or other obstruction shall be not less than 50 mm and not more than 60 mm. The clearance above a horizontal grabrail shall extend above the top of the grabrail by not less than 600 mm. The clearance below a horizontal or angled rail shall be a minimum of 50 mm except at fixing points.

e. Grabrails shall be fixed so that there is no obstruction to the passage of the hand along the top 270° arc of horizontal and angled grabrails. There shall be no obstruction to the passage of the hand for the full length of vertical grabrails.



DIMENSIONS IN MILLIMETRES

FIGURE 53(A) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—PLAN AND ELEVATION

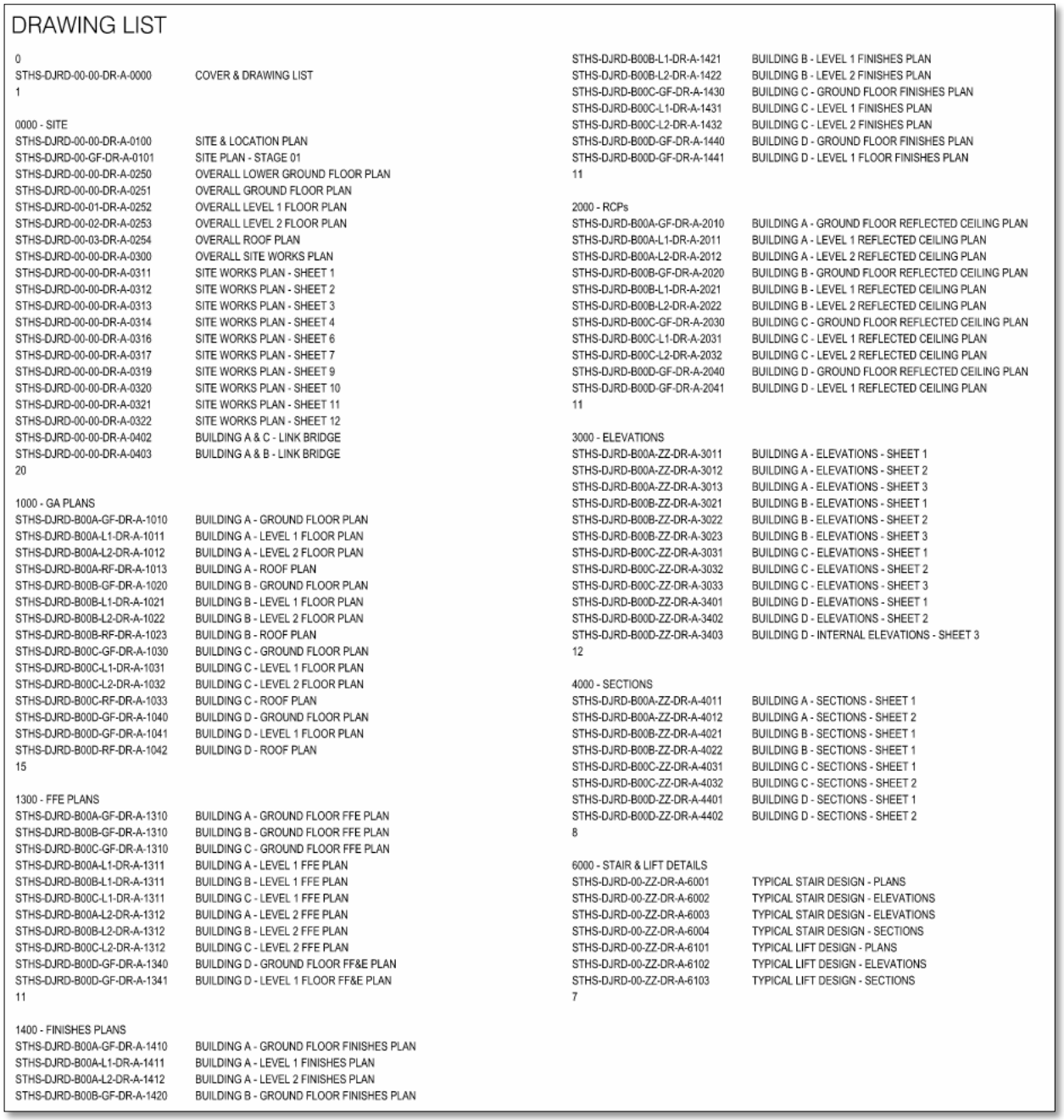


DIMENSIONS IN MILLIMETRES

FIGURE 53(B) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—DOORWAY OPTIONS

Attachment C – Assessed Plans

Prepared By	Design Stage	Date
DJRD Architects	100% Schematic Design Review	Generally dated 01/11/2024



DRAWING LIST

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0000 - SITE	
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STHS-DJRD-00-GF-DR-A-0101	SITE PLAN - STAGE 01
STHS-DJRD-00-00-DR-A-0250	OVERALL LOWER GROUND FLOOR PLAN
STHS-DJRD-00-00-DR-A-0251	OVERALL GROUND FLOOR PLAN
STHS-DJRD-00-01-DR-A-0252	OVERALL LEVEL 1 FLOOR PLAN
STHS-DJRD-00-02-DR-A-0253	OVERALL LEVEL 2 FLOOR PLAN
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STHS-DJRD-00-00-DR-A-0312	SITE WORKS PLAN - SHEET 2
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STHS-DJRD-00-00-DR-A-0317	SITE WORKS PLAN - SHEET 7
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STHS-DJRD-00-00-DR-A-0322	SITE WORKS PLAN - SHEET 12
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STHS-DJRD-B00A-ZZ-DR-A-3013	BUILDING A - ELEVATIONS - SHEET 3
STHS-DJRD-B00B-ZZ-DR-A-3021	BUILDING B - ELEVATIONS - SHEET 1
STHS-DJRD-B00B-ZZ-DR-A-3022	BUILDING B - ELEVATIONS - SHEET 2
STHS-DJRD-B00B-ZZ-DR-A-3023	BUILDING B - ELEVATIONS - SHEET 3
STHS-DJRD-B00C-ZZ-DR-A-3031	BUILDING C - ELEVATIONS - SHEET 1
STHS-DJRD-B00C-ZZ-DR-A-3032	BUILDING C - ELEVATIONS - SHEET 2
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8	
6000 - STAIR & LIFT DETAILS	
STHS-DJRD-00-ZZ-DR-A-6001	TYPICAL STAIR DESIGN - PLANS
STHS-DJRD-00-ZZ-DR-A-6002	TYPICAL STAIR DESIGN - ELEVATIONS
STHS-DJRD-00-ZZ-DR-A-6003	TYPICAL STAIR DESIGN - ELEVATIONS
STHS-DJRD-00-ZZ-DR-A-6004	TYPICAL STAIR DESIGN - SECTIONS
STHS-DJRD-00-ZZ-DR-A-6101	TYPICAL LIFT DESIGN - PLANS
STHS-DJRD-00-ZZ-DR-A-6102	TYPICAL LIFT DESIGN - ELEVATIONS
STHS-DJRD-00-ZZ-DR-A-6103	TYPICAL LIFT DESIGN - SECTIONS
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