Accessibility Assessment Report

Bungendore Temporary School

10 Majara Street, Part Lot 1 DP 1276279 and part Lot 1 DP 1276282, Bungendore
Client: School Infrastructure NSW C/- SHAC
Report Number: RE230468.02Access
Revision: 04

16 APRIL 2025

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description
01	02/08/2024	Schematic Design Stage **Prepared by** Chris Michaels *Executive director*
02	10/04/2025	Schematic Design Stage (minor updates) **Prepared by** Chris Michaels *Executive director*
03	14/04/2025	Schematic Design Stage (minor updates) **Prepared by** Chris Michaels *Executive director*
04	14/04/2025	Schematic Design Stage (minor updates) **Prepared by**  Chris Michaels *Executive director*

City Plan Services P/L
Level 6, 120 Sussex St, Sydney NSW 2000
P +61 2 8270 3500
CITYPLAN.COM.AU

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1. BACKGROUND

1.1. Introduction

This Access report has been prepared to support a Review of Environmental Factors (REF) for the NSW Department of Education (DoE) for the construction and operation of the new Bungendore North Campus 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 3.37A 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) as well as the Addendum Division 5.1 guidelines for schools and Addendum October 2024 (Consideration of environmental factors for health services facilities and schools).

The purpose of this Access report is for completing an assessment of Schematic Design Stage architectural drawings associated with the proposed Bungendore temporary high school located at 10 Majara St, Bungendore NSW.

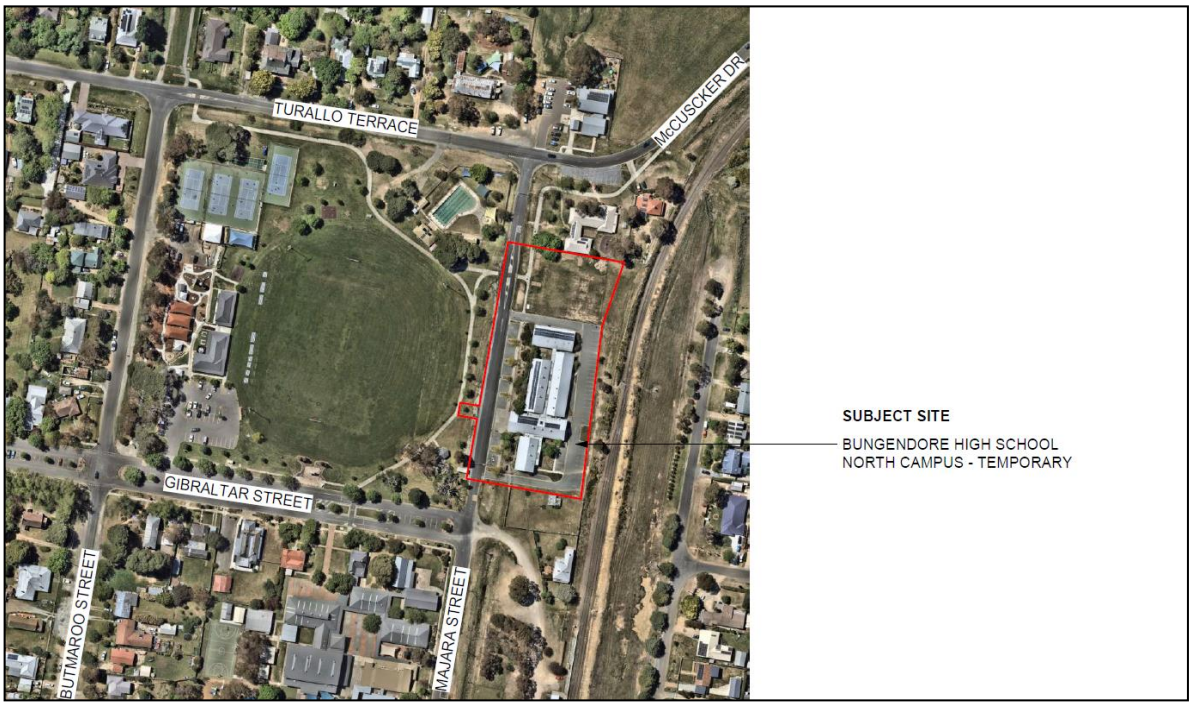
1.2. Site Description

The project site, and land to which the REF applies (the site) includes Nos. 4-6, and 10 Majara Street, part Lot 1 DP 1276279 (Majara Street road reserve) and part Lot 1 DP 1276282 as identified in Figure 1.

As shown at Figure 2, the Bungendore North Campus High School will utilise the former Council administration building and car park located at 10 Majara Street. Demountable buildings are proposed to be placed north of the existing building. Public domain upgrades will feature in part Lot 1 DP 1276279 and part Lot 1 DP 1276282.

The site is located between Mick Sherd Oval (to the west) and the rail corridor (to the east). The site is located approx. 170m north of the Bungendore Train Station and Bungendore Primary School. The Bungendore Primary School, located on the corner of Gibraltar Street and Majara Street currently accommodates Bungendore High School on a temporary basis.

Figure 1 Aerial Photograph of the Site



1.3. Proposed Activity Description

The proposed activity is for the construction and operation of the new Bungendore North Campus High School. The high school will accommodate the operational needs of the high school on a temporary basis (together with the existing high school located within the grounds of Bungendore Public School) as students as enrolments continue to grow. These facilities will be utilised until such time the permanent high school at Birchfield Drive is established.

Specifically, the project involves the following:

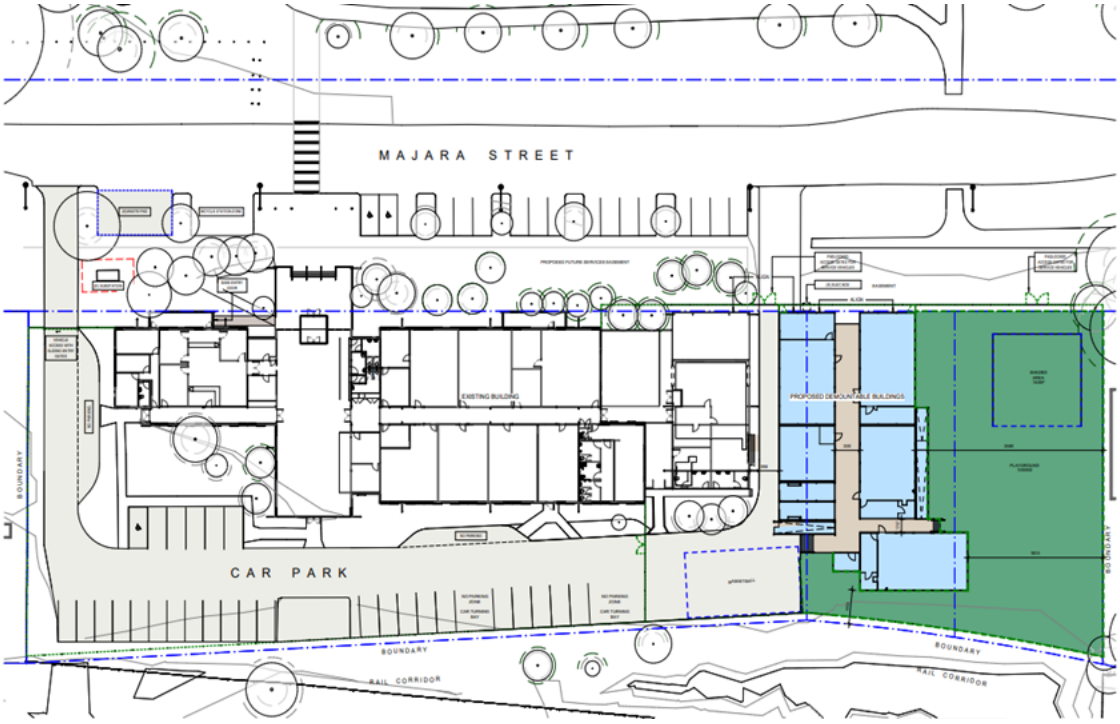
- Use of the former Council administration building as part of the new Bungendore North Campus High School,
- New demountable classrooms,
- Landscaping, outdoor play areas, shade structure and basketball court,
- On site staff parking which utilises the existing car park and access from Majara Street, and
- Public domain upgrades to part Lot 1 DP 1276279 (Majara Street Road reserve) and part lot 1 DP 1276282 to enable kiss and drop from Majara Street and pedestrian connectivity to surrounding areas.

The North Campus facilities proposed will supplement the existing high school facilities located within the Bungendore Primary School site.

Refer to the Review of Environmental Factors (REF) for the detailed scope of works and operational details.

Figure 2 provides an extract of the proposed Overall Campus Plan.

Figure 2 Overall Campus Plan Site and Roof Plan



1.4. Purpose of Report

The purpose of this report is to identify the compliance status of the architectural design documentation against the following (as relevant to the project):

1. The accessibility provisions under the Building Code of Australia (BCA) 2022 – Volume 1, as includes:
   - All of Part D4.
   - Clauses F4D5, F4D6, F4D7, F4D12, E3D7 and E3D8.
   - Schedule 5 – NSW variations to the BCA.
2. AS 1428.1-2009 Amdt 1 & 2 , AS 1428.4.1-2009 and AS 2890.6-2009.
3. Disability (Access to Premises — Buildings) Standards 2010 and Amendment Standards 2020

1.5. Documentation Relied Upon

This report has been prepared on the basis of the plans prepared by TKD Architects listed in Appendix C

1.6. Exclusions & Limitations

The content of this report relates only to the matters directly nominated in this report and does not assess / include any of the following –

- Any parts of the BCA or standards not directly referenced by this report.
- Any federal, state, and local: policies / guidelines / legislations (except where directly referenced by this report).
- Disability Discrimination Act 1992 (DDA focuses on results. Does not offer prescriptive compliance options).
- Technical assessment for door operating forces, lighting levels, slip resistance ratings and luminance contrast levels.
- Gradients and crossfalls for ramps, landings and walkways unless provided on referenced drawings.
- Review of any fixtures &/or fittings unless detail provided.
- Work Health & Safety considerations.
- Services & equipment operating capacity &/or design.
- Any loose furniture shown on plan is treated as indicative only. The person/s responsible for furnishing the building should ensure their furnishing layout/s do not cause AS 1428.1-2009 circulation deficiencies.

1.7. Relevant Legislation

Disability Discrimination Act 1992

The Disability Discrimination Act 1992 (DDA) prohibits discrimination against people with disabilities in employment, education, access to premises, provisions of goods, services & facilities, accommodation, buying land, sport clubs and incorporated associations.

The 'access to premises' component of the DDA is captured by Section 23 of the DDA which states as follows (paraphrased):

> *"It is unlawful for a person to discriminate against another person on the ground of the other persons disability in relation to the provision of means of access to such premises."*

The DDA per se is philosophical in approach and provides no measurable standards by which an existing built structure can be considered against to determine whether unlawful discrimination is occurring or is likely to occur.

The Act is enforced primarily through a complaint's mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission.

Compliance with the DDA is a decision for the building owner / occupier to enhance access on matters which are not covered by the applicable prescriptive requirements.

Disability (Access to Premises — Buildings) Standards 2010

On the 1st of May 2011, the DDA adopted the Disability (Access to Premises – Buildings) Amendment Standards 2010 (DAPS) which partially codified the 'access to premises' principles of the DDA by setting mandatory prescriptive requirements for the provision of access to new, and in some cases, existing buildings.

DAPS is limited to those aspects of the built environment which are governed by the BCA.

Access matters not addressed in the Premises Standards / BCA continue to be subject to possible discrimination complaints under the DDA if a person with disability experiences an access barrier.

The key parts under DAPS are as follows:

Affected Part

When new works to an existing building is proposed, the Premises Standards require that, in some situations, upgrading what is called the 'affected part' of a building. Refer to Section 2.0 for further commentary on the application of the 'Affected Part'.

Schedule 1 Access Code for Buildings

Schedule 1 of the Premises Standards contains the prescriptive deemed-to-satisfy provisions / Performance Requirements which new works must comply with.

Building Code of Australia

In NSW, the Environmental Planning and Assessment Act & Regulation contains the legislation applicable to the development of buildings.

The EP&A Act & Reg applies the Building Code of Australia as the technical requirement to be met for all new buildings and new building work to or within an existing building.

An existing part of a building, that is not subject to new works, is not required to comply with the BCA retrospectively unless specifically required by a State Environmental Planning Policy, DAPS or a condition of development consent.

1.8. Building Classification Assessment

The building classification relevant to the proposed use is Class 9b assembly building (school).

2. TECHNICAL ASSESSMENT

2.1. General

This section incorporates the access related provisions contained in the BCA (Part D4, Clauses F4D5, F4D6, D4D7, F4D12, E3D7 and E3D8) and as reciprocated in the Premises Standards 'Schedule 1 – Access code for buildings'.

A summary of the compliance status of the architectural design is subsequently provided relevant to each clause.

Alongside each clause heading, compliance shall be indicated by using one (or more) of the following compliance categories –

Complies	Indicates that design compliance has been achieved with the Deemed-to-Satisfy provisions.
Performance Solution	Indicates that compliance is achieved with the Performance Requirements (by way of performance solution).
Capable of compliance	Specific details not provided; however, compliance is readily achievable.
Does not comply	Indicates that design compliance has not been achieved with the Deemed-to-Satisfy provisions.
Design Detail	Compliance commentary is provided. Minor design change is required and detailed documentation demonstrating compliance will be required at eh appropriate design stage.
Not applicable	The Deemed-to-Satisfy provision is neither applicable nor relevant.
For Info	For information purposes only.

2.2. Part D4: Access for People with a Disability

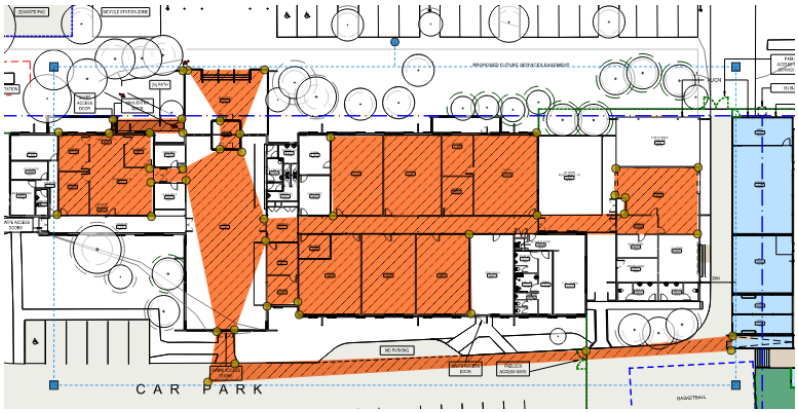
Clause D4D2: General building access requirements.

Buildings and parts of buildings must be accessible as follows (unless exempt by Clause D4D5):

Class 9b (schools and early childhood centres)

To and within all other areas normally used by the occupants.

Compliance Status	
Design Detail	Existing building 1. Access required to all areas normally used by the occupants. New building work and the path of travel connecting the main entry to the area of the building work (affected part) is to comply with the BCA (refer to BCA clauses below) and AS 1428.1-2009 (refer below item 2 to 6). The 'affected part' area burdened BCA compliance and AS 1428.1-2009 compliance has been identified below (hatched):



2. Paths of travel in the affected part generally comply with Part 6 of AS 1428.1-2009 except for:

(a) passing spaces identified in D4D4 below.

(b) visual indicators to glazing identified in D4D3 below

Refer to D4D4 & D4D3 below for requirements.

3. Floor surfaces in the affected part generally comply with Part 7 of AS 1428.1-2009.

4. For AS 1428.1-2009 Part 8 signage requirements, refer to BCA D4D7 below.

5. For AS 1428.1-2009 Part 8 *walkways, ramp sand landings*, refer to D4D3 & D4D4 below.

6. Doorways, doors and circulation space at doorways in the affected part must comply with Part 13 of AS1428.1-2009. The following issues are identified in this regard:

(a) Not all existing doors in the affected part comply with the luminance contrast requirement of Clause 13.1 of AS 1428.1-2009. An upgrade to comply is required.

Eg.

(b) Not all existing doorways provide a clear width of minimum 850 mm (in the case of double door, measured at the active door leaf). An upgrade to comply is required.

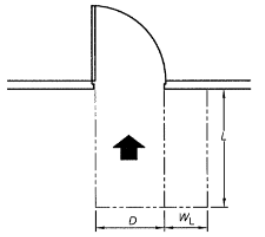
(c) Existing door circulation in the existing building affected part generally complies.

(d) Some door controls in the existing building affected part do not comply with Clause 13.5 of AS 1428.1-2009. An upgrade to comply is required.

Eg

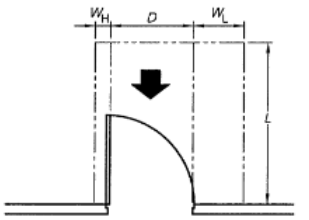
Provide design detailing demonstrating compliance at the appropriate future design stage.

7. The doorway circulation space to the library entry door does not comply on both sides of the door. Upgrade of the doorway is required to comply with AS1428.1.



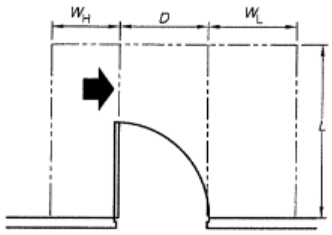
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

(d) Front approach, door opens away from user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	110	530
900	1450	110	530
950	1450	110	530
1000	1450	110	530

(h) Front approach, door opens towards user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

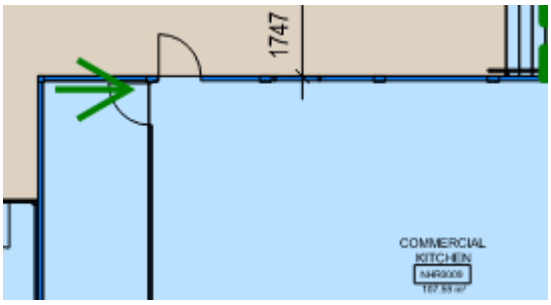
(e) Hinge-side approach, door opens towards user

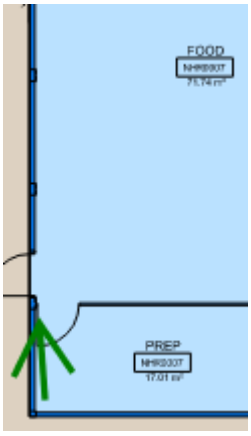
Design Detail

<u>New building (demountables)</u>

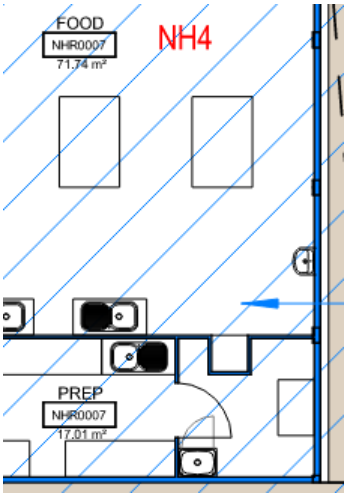
8. Access required to all areas normally used by the occupants. Access is to comply with the BCA causes below and AS1428.1-2009. Compliance generally indicated and readily achievable subject to design detailing at the appropriate future design stage.

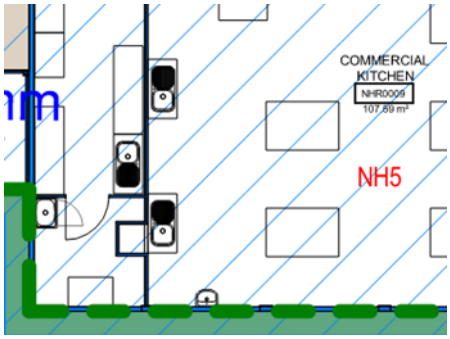
9. The door to the food prep room and commercial kitchen store do not have the required 110 mm hinge side clearance. Minor design change required.

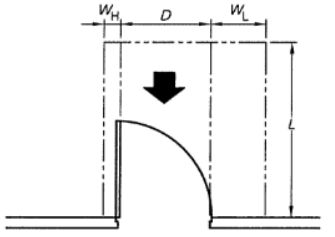




10. The door (x2) between the food prep and laundry does not have the doorway circulation space requirements on both sides of the door. Minor design change required.

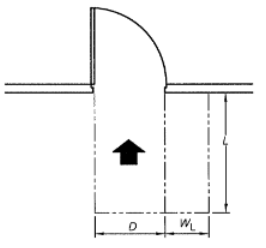






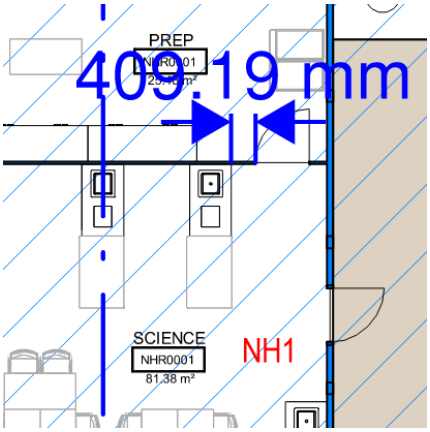
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	110	530
900	1450	110	530
950	1450	110	530
1000	1450	110	530

(h) Front approach, door opens towards user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

(d) Front approach, door opens away from user

	11. The fixed work bench on the Science room is to be relocated so that it is at least 530 mm from the latch side of the doorway. 

Clause D4D3: Access to buildings

An accessway must be provided to a building required to be accessible:

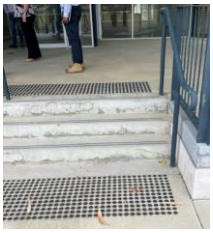
(a) From the main points of pedestrian entry at the allotment boundary; and
(b) From another accessible building connected by a pedestrian link; and
(c) From any required accessible carparking space on the allotment.

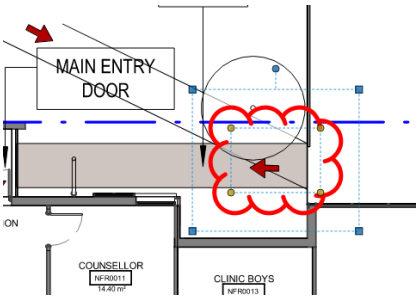
An accessway must be provided through the principal pedestrian entrance, and:

(a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
(b) in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

Doors on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.

Compliance Status	
Design Detail	Existing building 1. The main points of pedestrian entry onto the site are existing and consist of the main entry at the propped Outdoor GLS. The entry consists of an existing external stair and walkway. No changes are proposed except that a new visitors entry is to be provided into the admin area and the walkway is to be extended to suit. The new walkway is to be designed to comply with 10.1 & 10.2 of AS1428.1. Particular attention is required to providing a complying landing at the interface of the existing and new walkway. Compliance generally indicated and readily achievable subject to design detailing at the appropriate future design stage.



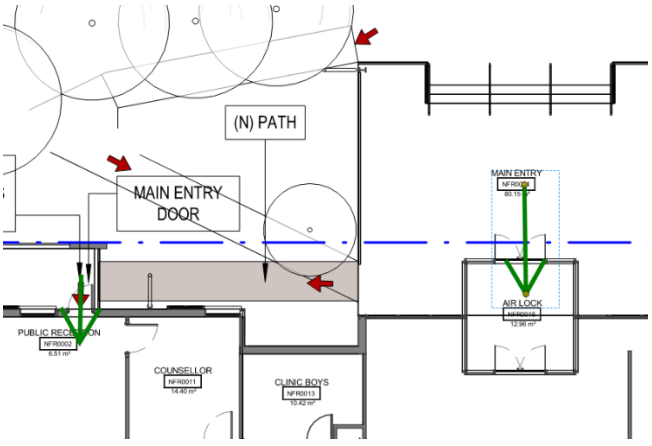



2. One existing accessible car space is available at the front. The path of travel from the car space to the main building entry is existing except for the adjusted path referred to above. The existing car space does not fully comply with current standards, however there is no statutory requirement to upgrade.

3. The main entrance consists of the following two doorways:

(a) main school entry within Outdoor GLS; and

(b) proposed visitors entry at admin area.



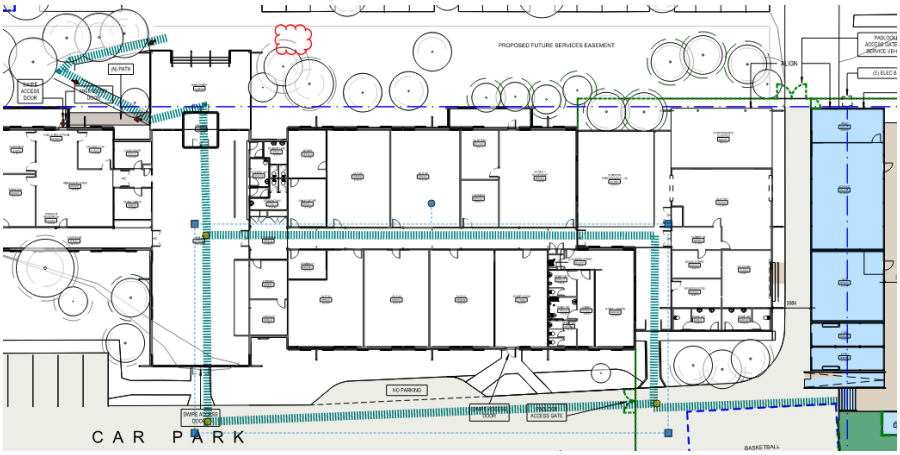
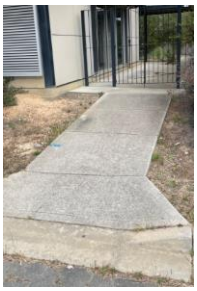
The main school entry does not fully comply with AS 14281.1 as follows:

(i) The existing entry stair do not have contrasting nosing required by Clause 11.1((f)&(g) of AS1428.1. An upgrade to comply is required**.** The treatment must also be selected to achieve a slip rating of no less than P4.

(ii) The door hardware consisting of snib lock does not comply with the door control requirements of Clause 13.5 of AS1428.1. An upgrade is required to comply.

(iii) The visual indicators on the door and adjoining glazing does not comply with Clause 6.6 of AS1428.1. An upgrade is required to comply.

4. The visitor entry does not comply as the existing door width is 835mm in lieu of the required 850 mm. The door is to be upgraded to comply with AS1428.1.

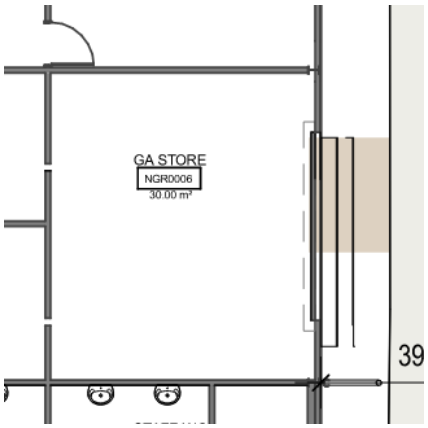
	5. The other entries of the existing building are existing. It's not considered necessary to upgrade to comply unless they provide a path of travel from the existing building to the new building – Refer to item 6 below.
Design Detail	<u>New building (demountables)</u> 6. The new building is accessed via the existing building. There are two main paths as illustrated below. Path 1 passes through the wall to the rear carpark and is capable of complying subject to the existing doors along the path being upgraded to comply with AS1428.1 (refer to item 7 below). Path 2 passes through the central corridor to the external link to the north and to the carpark. Path 2 consists of an external ramp that does not comply with AS1428.1 (the grade of the ramp is 1:11 and is more than 1.9 m long). On the basis that Path 1 is available, it is not considered necessary that the external ramp along Path 2 be upgraded to comply. A management in use plan is to be developed identifying the accessible path of travel (Path 1) for people with disabilities between the existing building and the new demountable buildings.  Accessway along Path 1  Ramp along Path 2:  7. The doors providing access from the existing building Hall to the rear carpark (and therefore the new building) are to be upgraded as follows: (a) door hardware complying with AS1428.1 Clause 13.5; and (b) 75 m band marking in accordance with AS1428.1 Clause 6.6.

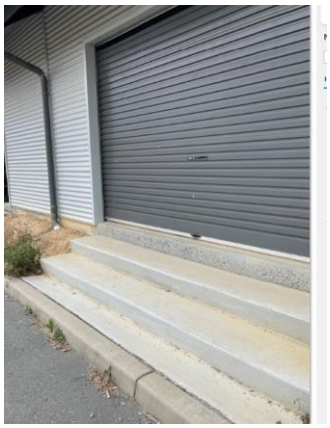
Clause D4D4: Parts of buildings to be accessible

In a building required to be accessible:

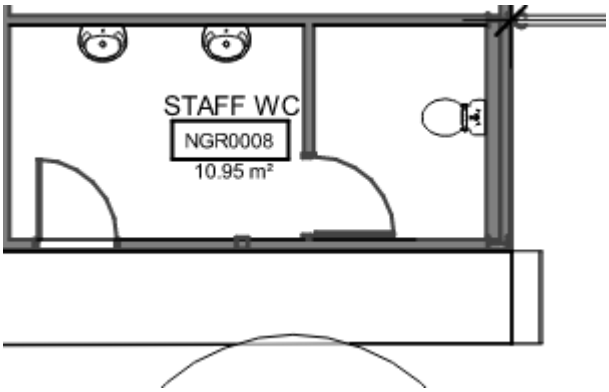
(a) every ramp & walkway (except a fire-isolated ramp) must comply with Clause 10 of AS1428.1-2009.
(b) every stairway (except a fire-isolated stairway) must comply with Clause 11 of AS1428.1-2009.
(c) all fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009.
(d) passing spaces must be provided as per Clause 6.4 of AS 1428.1-2009 at maximum 20m intervals on those parts of an accessway where a direct line if sight is not available.
(e) turning spaces must be provided as per Clause 6.5 of AS 1428.1-2009 as follows:
    - Within 2m of the end of accessways; and
    - At maximum 20m intervals along the accessway.
(f) carpet installed in an accessway must comply with clause D4D4(g) and (h)

Compliance Status	
Design Detail	Existing building 1. The existing external stair at the main entry generally complies except that the nosings of the treads are not of contrasting colour. Refer to D4D3, comment no 3(b)(i) above. 2. The building contains an existing external stair (less than 1 m high) at the proposed GA store roller door The plans identify that a ramp will be provided for half the area of the roller door. The GA store can attract the BCA concession D4D5 such that AS 1428.1 compliant access need not be provided to the space and therefore the stair need not be upgraded to comply. It is recommended however that contrasting & slip resistant (min P4) nosings be provided as a safety in design measure. No particular access requirements apply to the proposed ramp (due to application of D4D5), however the BCA requires that the ramp be no steeper than 1:8 and have at least one handrail.

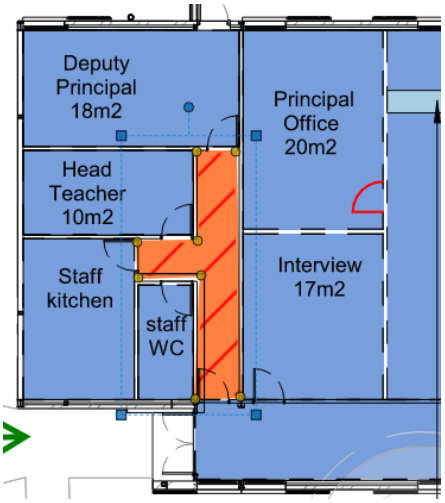
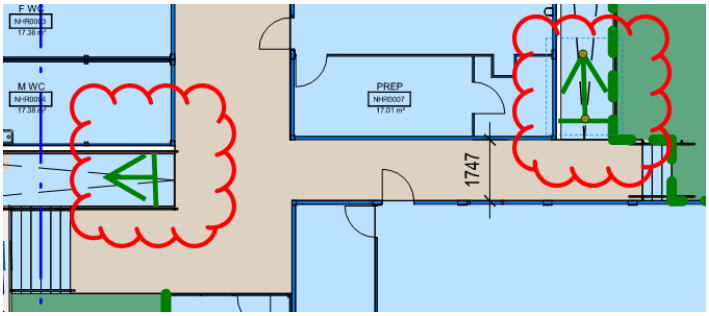




3. Adjioning the performance building, in the north west corner, is an external stair (less than 1 m high) that does not have compliant handrails, tactiles or contrasting nosing's. As no physical building work is occurring in this area, there is no statutory requirement to upgrade, however is recommended that contrasting & slip resistant (min P4) nosing's be provided as a safety in design measure.



4. The existing building contains numerous external ramps at the rear of the building connecting the existing carpark with the rear entrance to the building. There is no statutory requirement to upgrade the ramps, except refer to comments in D4D3 comment no. 6 above.

	5. The existing building generally complies with passing space and turning space requirements except for the existing corridor serving the Deputy Principal office, Head teacher office and staff kitchen. As there is no physical building work* in this area, there is no statutory requirement to upgrade compliance. * We would not consider replacement of floor finishes or provision of joinery/equipment in the kitchen, or refurbishment of the sanitary facility, to be building work that necessitates application of the affected part provisions of the Premises Standard.  6. The existing carpet complies. Any replacement carpet is to comply.
Design Detail	<u>New building (demountables)</u> 7. The proposed stairs to the new building are to be designed to comply with AS1428.1. Compliance generally indicated and readily achievable subject to design detailing at the appropriate future design stage. 8. The proposed ramp is to be designed to comply with AS 1428.1 Compliance generally indicated and readily achievable subject to design detailing at the appropriate future design stage. Particular attention is required to grade, handrail extensions and tactile indicators, which are not currently shown on the plans. Further, the ramps are to be set back from the main circulation deck to ensure that the handrail extensions do not protrude into the transvers path of travel.  9. The proposed building complies with passing space and turning space requirements. 10. Any proposed carpet is to be selected to comply.

Clause D4D5: Exemptions

An area where access would be inappropriate because of the particular purpose for which the area is used or would pose a health or safety risk for people with a disability; such area is not required to be accessible nor the path of travel providing access to such area.

Compliance Status	
For Info	Areas may be considered exempt from access due to the nature and tasks undertaken, as may include storerooms, plant rooms & cleaners' room.

Clause D4D6: Accessible carparking

Accessible carparking spaces complying with AS 2890.6-2009 must be provided as follows:

Class 9b buildings

- For a school — Provide 1x accessible space for every 100 carparking spaces or part thereof.

Compliance Status	
For info	The carparking is existing and under 100 spaces. One existing accessible car space is available at the front near the main entry. The accessible car space does not fully comply with current standards, however since the space is existing there is no statutory requirement to upgrade to current standards. 

Clause D4D7: Signage

In a building required to be accessible:

(a) Braille and tactile signage complying with BCA Spec 15 must:

- incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1-2009 and identify each:
  - Sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b or a SOU in a Class 3 or 9c building.

- space with a hearing augmentation system.

- identify each door required by BCA Clause E4D5 to be provided with an exit sign and state the word “Exit” followed by the “Level”.

(b) signage incorporating the international symbol of deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location to obtain receivers (if being provided).

(c) signage in accordance with AS 1428.1-2009 must be provided for accessible unisex sanitary facilities to identify left or right handed use.

(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1-2009 must be located on the door of the facility.

(e) directional signage where a pedestrian entrance is not accessible (incorporating international symbol of access).

(f) directional signage at bank of toilets not incorporating an accessible unisex sanitary facility.

(g) In a building subject to Clause F4D12, directional signage complying with Spec 15 shall be provided at each bank of sanitary facilities and accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.

Compliance Status	
Design detail	Existing building 1. The existing building sanitary facility signage, whist provided, does not fully comply with the BCA & AS1428.1-2009, particularly in relation to braille signage. If the area of the toilets are not the subject of building work, there is no statutory requirement to upgrade compliance. Should the sanitary facilities be refurbished, the accessible signage shall be updated to comply with the BCA.    2. Should an inbuilt amplification system (other than one used only for emergency warning) be installed, hearing augmentation is required and therefore signage incorporating the international symbol of deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location to obtain receivers (if being provided) in accordance with BCA D4D7, Spec 15 and AS 1428.1-2009. Signage schedule to form part of the detailed documentation at the appropriate future design stage. 3. The exit doors within the existing building do not have signage complying with BCA D4D7(a)(ii). An upgrade is required. 4. The rear entries to the existing building that are not accessible due to non-compliant ramps do not have signage identifying the accessible entries. As these are existing, there is no statutory requirements to upgrade signage.

	5. At the existing building staff sanitary facilities blocks, that do not contain an access facility, signage is not provided identifying the direction of the accessible facilities. As these facilities are exiting there is not statutory requirement to upgrade signage.
Capable of compliance	<u>New building (demountables)</u> 5. Signage to sanitary facilities in the new building are to be provided to comply with BCA D4D7, Specification 15 and AS1428.1-2009. Details are to be provided at the appropriate design stage. 6. Should an inbuilt amplification system (other than one used only for emergency warning) be installed, hearing augmentation is required and therefore signage incorporating the international symbol of deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location to obtain receivers (if being provided) in accordance with BCA BCA D4D7, Spec 15 and AS 1428.1-2009. Signage schedule to form part of the detailed documentation at the appropriate future design stage. 7. For the purpose of BCA D4D7(1)(e), the western stair of the new building has been assessed as an egress stair only (not an access stair), therefore signage is not required identifying the accessible entry.

<u>Clause D4D8:</u> Hearing augmentation

A hearing augmentation system must be provided where an inbuilt amplification system (other than one used only for emergency warning) is installed:

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

If hearing augmentation system is an induction loop, it must cover no less than 80% of the floor area of the room or space served by the inbuilt amplification system.

If hearing augmentation system is a system requiring the use of receivers, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must be per Clause D2D18.

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

Compliance Status	
Capable of complying	Hearing augmentation is required to all rooms and spaces with in-built amplification systems. Details of the proposed hearing augmentation system as per this clause is to be provided at the appropriate future design stage.

<u>Clause D4D9:</u> Tactile indicators

For a building required to be accessible, Tactile Ground Surface Indicators (TGSI's) complying with Sections 1 & 2 of AS/NZS 1428.4.1-2009 shall be required to warn people who are blind or have a vision impairment that they are approaching:

- A stairway (other than fire-isolated),
- An escalator,
- A passenger conveyor or moving walkway,
- A ramp (other than fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp),
- In the absence of a suitable barrier, any overhead obstruction less than 2m above floor level,
- An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building (excluding pedestrian entrance serving an area exempt by Clause D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by Clause D4D5).

Compliance Status	
For info	Existing building 1. New ramps are not proposed to the existing building, that necessitate Tactile ground surface indicators. The proposed ramp to the GA store is not required to comply with AS1428.1, applying BCA concession D4D5. 2. The existing building contains numerous external ramps at the rear of the building connecting the existing carpark with the rear entrances to the building. There is no statutory requirement to upgrade the ramps, except refer to comments in D4D3 comment no. 6 above.
Capable of compliance	New building (demountables) Tactile ground surface indicators to be provided to ramp and stairway landings, accessways that meet a vehicular way and to overhead obstructions. TGSIs to form part of the detailed documentation at the appropriate future design stage.

Clause D4D10: Wheelchair seating spaces in Class 9b assembly buildings

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with Clause 18 of AS 1428.1-2009 must be provided in accordance with the following:

(a) The number and grouping of wheelchair seating spaces per Table D4D10.

(b) In a cinema:

- With not more than 300 seats – Wheelchair seating spaces must not be located in the front row of seats; and
- with more than 300 seats – not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.

Compliance Status	
Not applicable	No fixed seating indicated in the Class 9b areas.

Clause D4D11: Swimming pools

Compliance Status	
Not applicable	No swimming pools proposed.

Clause D4D12: Ramps

On an accessway:

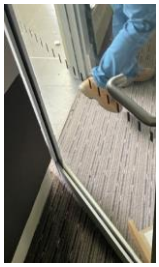
(a) a series of connected ramps must not have a combined vertical rise of more than 3.6m; and

(b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.

Compliance Status	
Complies	The ramps do not involve a vertical rise of more than 3.6 m. The steps ramps do not involve overlapping landings.

Clause D4D13: Glazing on accessway

On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1-2009.

Compliance Status	
Design Detail	Existing building 1. The existing building generally does not fully comply with the marking requirements of clause 6.6 of AS 1428.1-2009, which requires a 75 mm wide contrasting line along the full width of the glazing panel, between 900 mm and 1 m above FFL, with a 30% luminance contrast. An upgrade of existing glazing is required throughout the affected part. 2. New glazing is to be designed to comply with clause 6.6 of AS 1428.1-2009.   
Capable of complying	New building (demountables) 3. All full height glazed walls, doors and sidelights shall be marked as per clause 6.6 of AS 1428.1-2009.

2.3. Part F4: Sanitary & Other Facilities

Clause F4D5: Accessible sanitary facilities

In a building required to be accessible:

(a) Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Clause F4D6.

(b) Accessible unisex showers must be provided in accordance with Clause F4D7.

(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, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females, must be provided.

(d) An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary products.

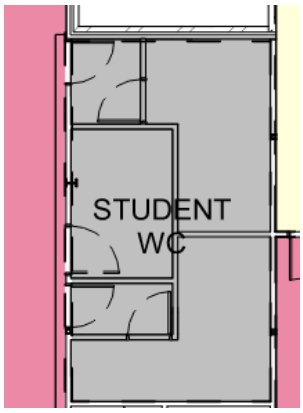
(e) The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Clauses F4D6 and F4D7 must comply with the requirements of AS 1428.1.

(f) An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex only.

(g) 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.

(h) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.

Compliance Status	
Design Detail	Existing Building 1. The existing building contains 2 accessible sanitary facilities, one for students, located off the hall, and one for staff, located in the staff lounge. The existing facilities do not fully comply with AS1428.1-2009. In the case where the existing facilities are retained, there is no statutory requirement to upgrade. Where facilities are refurbished, the refurbishment is to comply with AS 1428.1-2009. Detailed design documentation is to be provided at the appropriate design stage. 2. The existing sanitary facilities do not contain ambulant facilities. In the case where the existing facilities are retained, there is no statutory requirement to upgrade. Where the facilities are refurbished, the refurbishment is to incorporate an ambulant facility complying with comply with AS 1428.1-2009. Detailed design documentation is to be provided at the appropriate design stage. Should an ambulant facility be provided, the required path of travel dimensions within the airlocks is not achieved at the student toilets and will need to be upgraded to comply with figure 34b.



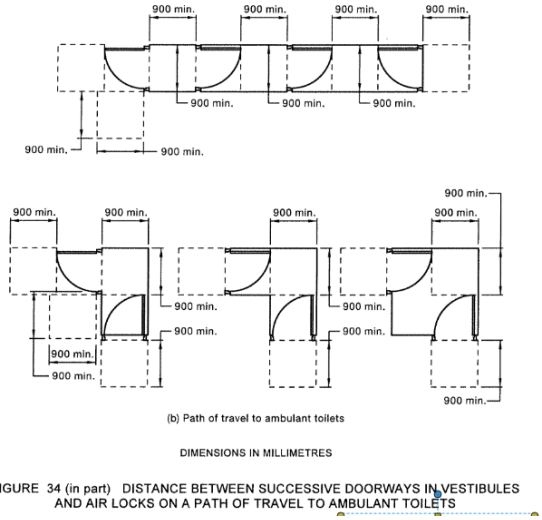


FIGURE 34 (in part) DISTANCE BETWEEN SUCCESSIVE DOORWAYS IN VESTIBULES AND AIR LOCKS ON A PATH OF TRAVEL TO AMBULANT TOILETS

Capable of complying	<u>New building (demountables)</u> 3. An access sanitary facility is provided in the new building. This shall be allocated to students. As the student access facility in the existing building is left hand transfer, the new student access facility in the new building shall be right hand transfer. Detailing of fixtures and features to Clause 15 of AS 1428.1-2009 required at the appropriate future design stage. 5. At ambulant student sanitary facilities (one on the staff male and one in the staff female) is to incorporate features required by Clause 16 of AS1428.1 . Detailed documentation demonstrating compliance is to be provided at the appropriate design stage.

<u>Clause F4D6:</u> Accessible unisex sanitary compartments

Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:

<u>Class 9b buildings (where BCA Clause F4D4 requires close pans)</u>

- Provide 1x accessible unisex sanitary compartment 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.

Compliance Status	
Performance solution	1. The existing building contains 2 accessible sanitary facilities, one for students, located off the hall, and one for staff, located in the staff lounge. The existing building has been assessed as containing three banks of toilets for staff and 1 bank of toilets for students. The minimum 50% is not achieved for staff facilities, as there are three banks of facilities for staff and only 1 access facility. This will require performance justification. 2. The proposed building contains one bank for students inclusive of an access facility. The facilities in the new building are to be marked on the plans as student facilities.

3. CONCLUSION

This report identifies the compliance status of architectural design with the following –

(a) The accessibility provisions under the Building Code of Australia (BCA) 2022 – Volume 1, as includes:

- All of Part D4.
- Clauses F4D5, F4D6, D4D7, F4D12, E3D7 and E3D8.
- Schedule 5 – NSW variations to the BCA.

(b) AS 1428.1-2009, AS 1428.4.1-2009 and AS 2890.6-2009.

(c) Disability (Access to Premises — Buildings) Standards 2010 and Amendment Standards 2020.

The outcome of this report highlights that the fundamental aspects of the design are capable of compliance in combination with the DTS provisions and Performance Requirements (by way of Performance Solutions) with the above codes.

The finer design details to be reviewed at Construction Documentation stage.

The following main mitigation measures apply:

1. Not all existing doors in the affected part comply with the luminance contrast requirement of Clause 13.1 of AS 1428.1-2009. An upgrade to comply is required.

2. Not all existing doorways provide a clear width of minimum 850 mm (in the case of double door, measured at the active door leaf). An upgrade to comply is required.

3. Some door controls in the existing building affected part do not comply with Clause 13.5 of AS 1428.1-2009. An upgrade to comply is required.

4. The doorway circulation space to the library entry door does not comply on both sides of the door. Upgrade of the doorway is required to comply with AS1428.1.

5. The door to the food prep room and commercial kitchen store do not have the required 110 mm hinge side clearance. Minor design change required.

6. The door (x2) between the food prep and laundry does not have the doorway circulation space requirements on both sides of the door. Minor design change required.

7. The fixed work bench on the Science room is to be relocated so that it is at least 530 mm from the latch side of the doorway .

8. The main school entry does not fully comply with AS 14281.1 as follows:

   (i) The existing entry stair do not have contrasting nosing required by Clause 11.1((f)&(g) of AS1428.1. An upgrade to comply is required. The treatment must also be selected to achieve a slip rating of no less than P4.

   (ii) The door hardware consisting of snib lock does not comply with the door control requirements of Clause 13.5 of AS1428.1. An upgrade is required to comply.

   (iii) The visual indicators on the door and adjoining glazing does not comply with Clause 6.6 of AS1428.1. An upgrade is required to comply.

9. The visitor entry does not comply as the existing door width is 835mm in lieu of the required 850 mm. The door is to be upgraded to comply with AS1428.1.

10. The new building is accessed via the existing building. There are two main paths as illustrated below. Path 1 passes through the wall to the rear carpark and is capable of complying subject to the existing doors along the path being upgraded to comply with AS1428.1 (refer to item 7 below). Path 2 passes through the central corridor to the external link to the north and to the carpark. Path 2 consists of an external ramp that does not comply with AS1428.1 (the grade of the ramp is 1:11 and is more than 1.9 m long). On the basis that Path 1 is available, it is not considered necessary that the external ramp along Path 2 be upgraded to comply. A management in use plan is to be developed identifying the accessible path of travel (Path 1) for people with disabilities between the existing building and the new demountable buildings.

11. The doors providing access from the existing building Hall to the rear carpark (and therefore the new building) are to be upgraded as follows:

    (a) door hardware complying with AS1428.1 Clause 13.5; and

    (b) 75 m band marking in accordance with AS1428.1 Clause 6.6.

12. The building contains an existing external stair (less than 1 m high) at the proposed GA store roller door The plans identify that a ramp will be provided for half the area of the roller door. The GA store can attract the BCA concession D4D5 such that AS 1428.1 compliant access need not be provided to the space and therefore the stair need not be upgraded to comply. It is recommended however that contrasting & slip resistant (min P4) nosings be provided as a safety in design measure. No particular access requirements apply to the proposed ramp (due to application of D4D5), however the BCA requires that the ramp be no steeper than 1:8 and have at least one handrail.

13. The proposed ramp is to be designed to comply with AS 1428.1 Compliance generally indicated and readily achievable subject to design detailing at the appropriate future design stage. Particular attention is required to grade, handrail extensions and tactile indicators, which are not currently shown on the plans. Further, the ramps are to be set back from the main circulation deck to ensure that the handrail extensions do not protrude into the transvers path of travel.

14. The existing building sanitary facility signage, whist provided, does not fully comply with the BCA & AS1428.1-2009, particularly in relation to braille signage. If the area of the toilets are not the subject of building work, there is no statutory requirement to upgrade compliance. Should the sanitary facilities be refurbished, the accessible signage shall be updated to comply with the BCA.

15. The exit doors within the existing building do not have signage complying with BCA D4D7(a)(ii). An upgrade is required.

16. The existing building generally does not fully comply with the marking requirements of clause 6.6 of AS 1428.1-2009, which requires a 75 mm wide contrasting line along the full width of the glazing panel, between 900 mm and 1 m above FFL, with a 30% luminance contrast. An upgrade of existing glazing is required throughout the affected part.

17. The existing building contains 2 accessible sanitary facilities, one for students, located off the hall, and one for staff, located in the staff lounge. The existing facilities do not fully comply with AS1428.1-2009. In the case where the existing facilities are retained, there is no statutory requirement to upgrade. Where facilities are refurbished, the refurbishment is to comply with AS 1428.1-2009. Detailed design documentation is to be provided at the appropriate design stage.

18. The existing sanitary facilities do not contain ambulant facilities. In the case where the existing facilities are retained, there is no statutory requirement to upgrade. Where the facilities are refurbished, the refurbishment is to incorporate an ambulant facility complying with comply with AS 1428.1-2009. Detailed design documentation is to be provided at the appropriate design stage. Should an ambulant facility be

provided, the required path of travel dimensions within the airlocks is not achieved at the student toilets and will need to be upgraded to comply with figure 34b.

19. The existing building has been assessed as containing three banks of toilets for staff and 1 bank of toilets for students. The minimum 50% is not achieved for staff facilities, as there are three banks of facilities for staff and only 1 access facility. This will require performance justification

APPENDIX A – SUMMARY OF AS 1428.1-2009

Clause 6 – Continuous accessible paths of travel

- A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or other impediment.
- The minimum unobstructed height of a continuous accessible path of travel shall be 2000 mm or 1980 mm at doorways (Note - BCA may have greater requirements).
- Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm and shall not be encroached by any fixtures and fittings (lights, awnings, windows, telephones, skirtings and similar objects), fire hose reels, fire extinguishers and switchboard.
- All frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line.
- The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.
- Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.

Clause 7 – Floor or ground surfaces

Slip resistance

- A continuous accessible path of travel shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use wheelchairs and those with an ambulant or sensory disability.

Abutment of surfaces

- Abutment of surfaces shall have a smooth transition. Construction tolerances of 0 ±3 mm vertical and 0 ±5 mm provided the edges have a bevelled or rounded edge.

Recessed matting

- Recessed matting within a continuous accessible path of trave l—
  - where of metal and bristle type construction or similar, its surface shall be no more 3 mm if vertical or 5 mm if rounded or bevelled, above or below the surrounding surface; and
  - where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3 mm if vertical or 5 mm if rounded or bevelled.

Grates

- Grates shall comply with the following:
  - Circular openings shall be not greater than 13 mm in diameter.
  - Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.

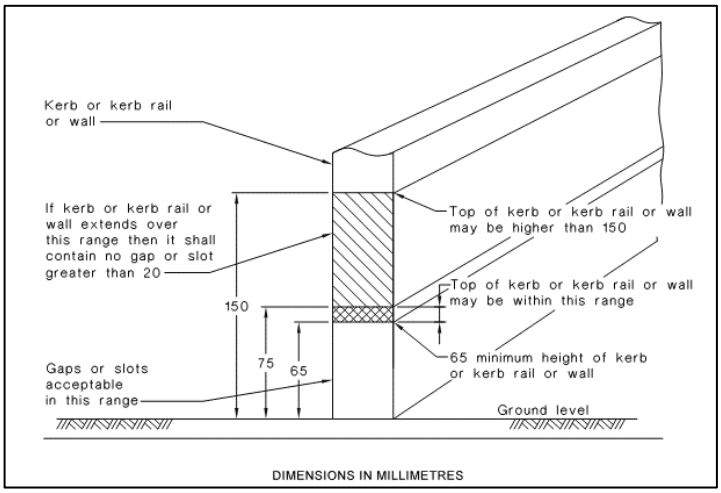
  NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.

Clause 10.2 – Walkways (any path graded 1:20 to 1:39)

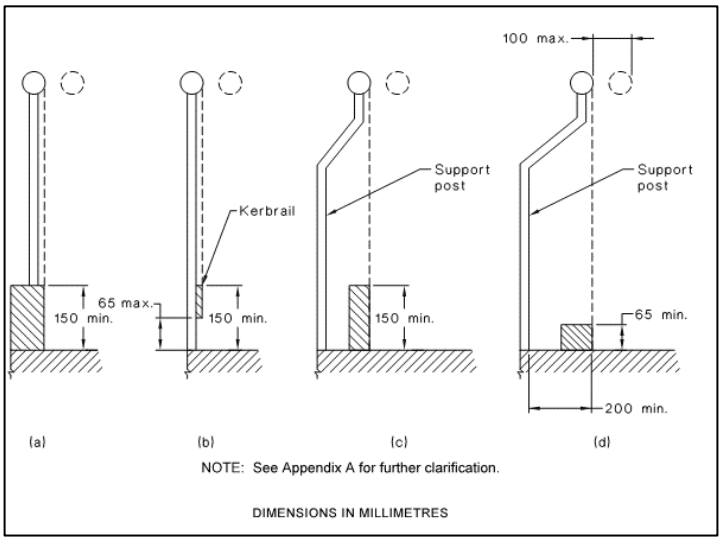
Walkways shall comply with the following:

- The maximum gradient of a walkway shall be 1 in 20 (5%).

- For walkways and landings having gradients in the direction of travel shallower than 1 in 33, a camber or crossfall shall be provided for shedding of water and shall be no steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33.
- The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
  - Kerb as per the figure below:



  - Kerb rail and handrail as per the figure below:



  - A wall not less than 450 mm in height.

Clause 10.3 – Ramps (any path graded 1:14 to 1:19)

General

- Sharp transition shall be provided between the planes of landings and ramps.
- The maximum gradient shall be 1 in 14 (7.14%).
- The gradient of a ramp shall be constant throughout its length with a maximum allowable tolerance of 3% provided no section of the ramp is steeper than 1 in 14.

- Ramps shall be provided with landings at the bottom and at the top of the ramp, as well as at every 9m (max) intervals.
- Where ramps are constructed with a change in direction, the angle of approach shall create a 90° angle to the line of transition between the ramp surface and the landing surface.
- Landings shall be minimum 1000mm (wide) by 1200mm (deep) if no change in direction occurs otherwise 1500mm by 1500mm if there is a 90-degree change in direction.

Handrails

- See also Clause 12 requirements.
- Ramps shall have a handrail on each side of the ramp and shall comply as per the following figure:

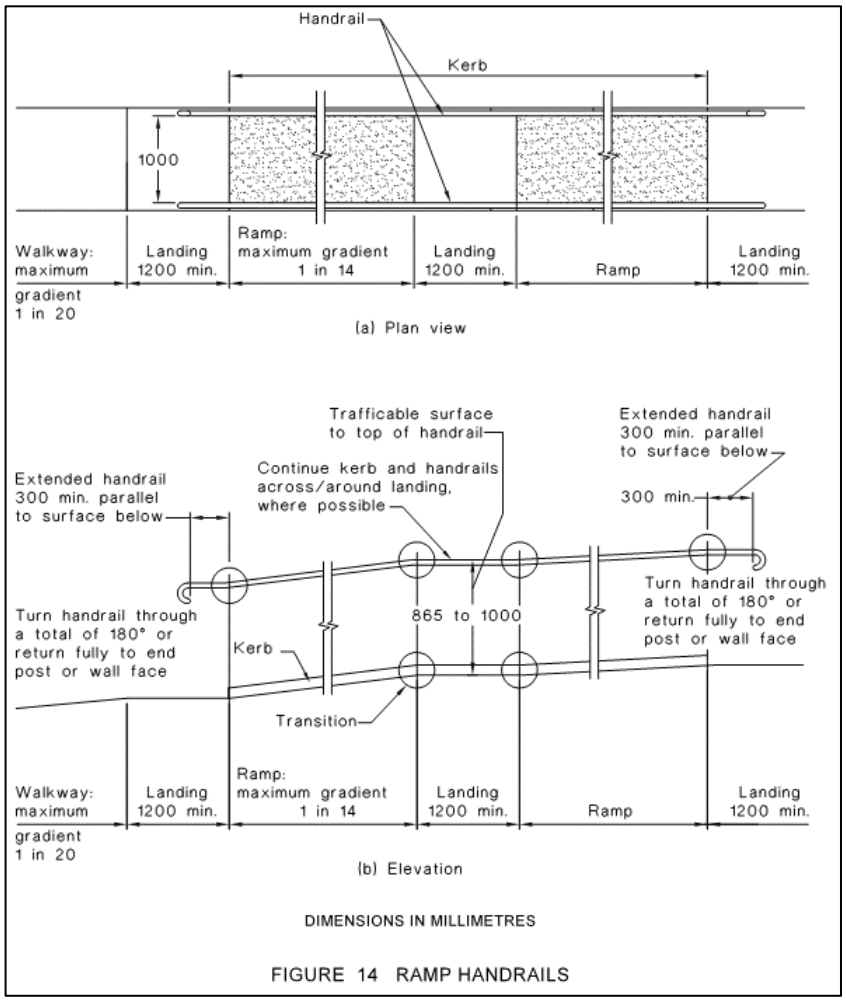
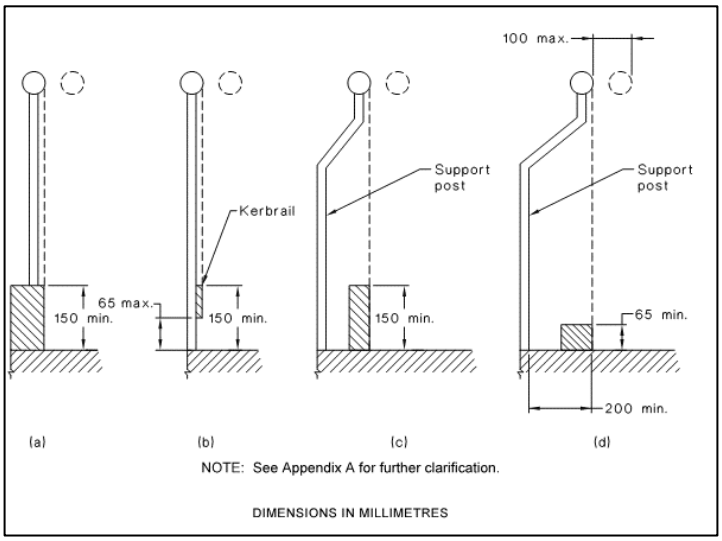


FIGURE 14 RAMP HANDRAILS

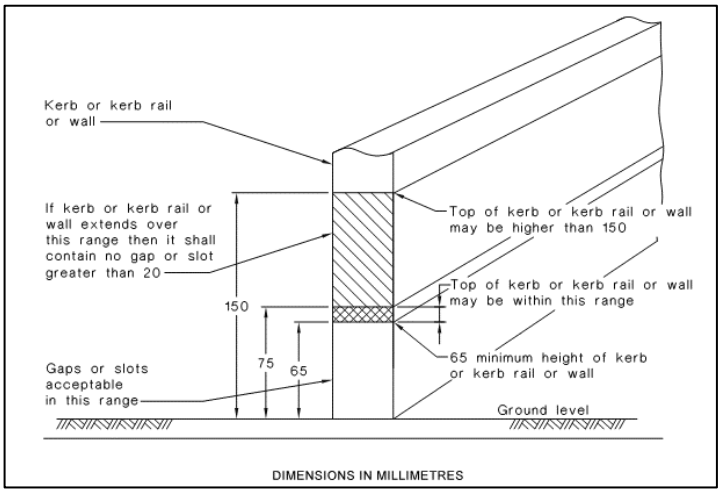
- Where the intersection is at the property boundary, the ramp shall be set back by a minimum of 900 mm so that the handrail and TGSIs do not protrude into the transverse path.
- Where the intersection is at an internal corridor, the ramp shall be set back by a minimum of 400 mm so that the handrail does not protrude into the transverse path of travel.

Kerb or kerb rails

- Ramps and intermediate landings shall have kerbs or kerb rails on both sides that comply with the following four options:



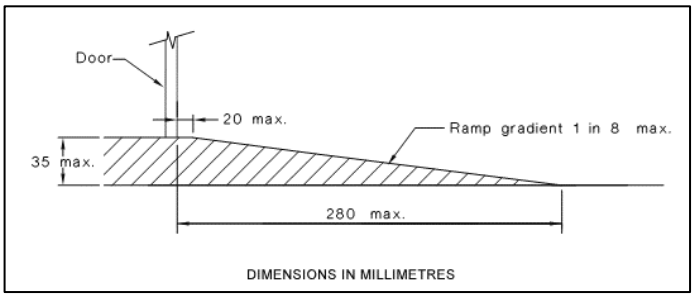
- There shall be no longitudinal gap or slot greater than 20 mm in the kerb or kerb rail within the range 75 mm to 150 mm above the finished floor. See below:



- Where the handrail is supported on a vertical post, the height of the top of the kerb or kerb rail shall be not less than 150 mm above the finished floor, as shown in the figure above.
- where the kerb is at a height of 65 mm to 75 mm, the support posts shall be set back a minimum of 200 mm from the face of the kerb or kerb rail, as shown in (d) on the figure above.

Clause 10.5 – Threshold ramps

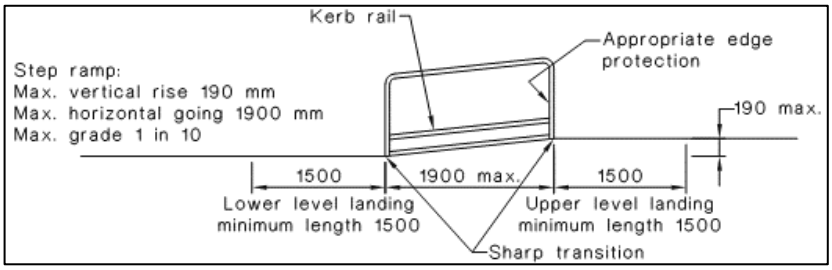
- Threshold ramps at doorways on a continuous path of travel shall have —
  - a maximum rise of 35 mm;
  - a maximum length of 280 mm;
  - a maximum gradient of 1:8; and
  - be located within 20 mm of the door leaf which it serves as shown below.



- The edges of the threshold ramp shall be tapered or splayed at a minimum of 45° where the ramp does not abut a wall.

Clause 10.6 – 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.
- The edges of step ramp shall have a 45° splay where there is pedestrian cross-traffic. Otherwise, it shall be protected by a suitable barrier, such as —
  - a wall or suitable barrier with a minimum height of 450 mm; or
  - where an open balustrade is provided a kerb or kerb rail shall be provided.



- Top and bottom landings shall be provided to step ramps. Generally, landing to be 1500mm deep if there is a change in direction otherwise 1200mm deep.
- Step ramp finish shall have a slip-resistant surface.

Clause 10.7 – Kerb ramps

- Kerb ramps shall be aligned in the direction of travel.
- 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.
- The profile of ramps shall comply with the following:
  - The design and construction of kerb ramps shall be as shown in Figures 24(A), 24(B) and 24(C) (Refer to AS 1428.1-2009).
  - The sloping sides of a kerb ramp shall be tapered or splayed as indicated in Figures 24(A) and (24(B) (Refer to AS 1428.1-2009).
  - The angle at the base of the kerb ramp shall be a minimum of 166° as shown in Figures 24(A) and 24(B) (Refer to AS 1428.1-2009.
- Kerb ramp finish shall have a slip-resistant surface.

- Where a 'T' junction occurs, the kerb ramp landing shall be a minimum of 1500 × 2000 mm.
- Where a single change in direction is required, the ramp landings shall be a minimum of 1500 mm × 1500 mm.

Clause 11 – Stairways

General

- Where the stair intersection is at the property boundary, the stair shall be set back by a minimum of 900 mm from the boundary so that the handrail and TGSIs do not protrude beyond the boundary.
- Where the stair intersection is at an internal corridor, the stair shall be set back sufficiently to accommodate the handrail extensions incorporating a one tread depth + 300mm horizontal extension.
- Stairs shall have opaque risers.

Nosing's

- Stair nosing profiles shall —
  - have a sharp intersection.
  - be rounded up to 5 mm radius; or
  - be chamfered up to 5 mm × 5 mm.
- At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.
- Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.
- Stair nosing's shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25 mm, see below:

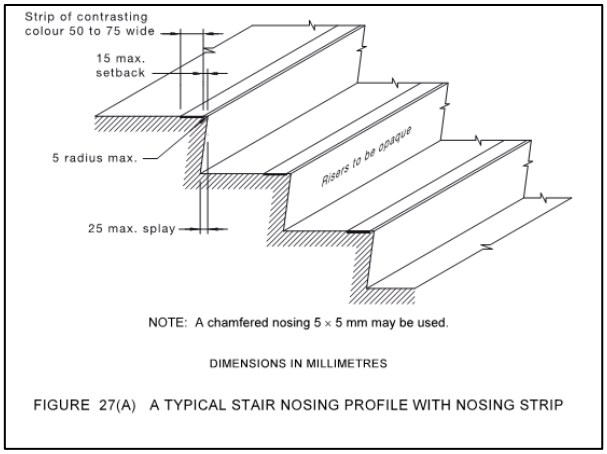


FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP

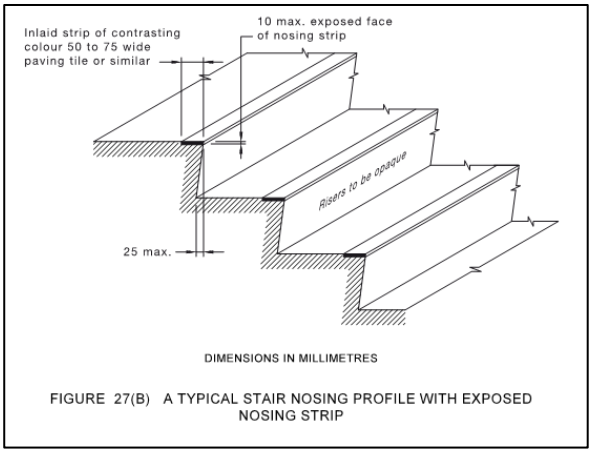


FIGURE 27(B) A TYPICAL STAIR NOSING PROFILE WITH EXPOSED NOSING STRIP

Handrails

- See also Clause 12 requirements.
- Handrails shall be installed on both sides of the stair.
- Handrails shall be continuous throughout the stair flight and, where practicable, around landings and have no obstruction on or above up to a height of 600 mm.
- Handrails shall have no vertical sections and shall follow the angle of the stairway nosing's.
- Where a handrail terminates at the bottom of a flight of stairs, the handrail shall extend at least one tread depth parallel to the line of nosing's plus minimum of 300 mm horizontally from the last riser.
- The handrail shall extend a minimum of 300 mm horizontally past the nosing on the top riser.

- Where the handrail is continuous, the 300 mm extension is not required in the inner handrail at intermediate landings.
- The dimensions indicating the heights of handrails shall be taken vertically from the nosing of the tread to the top of the handrail or from the landing to the top of the handrail.
- The design and construction of handrails shall comply as follows:

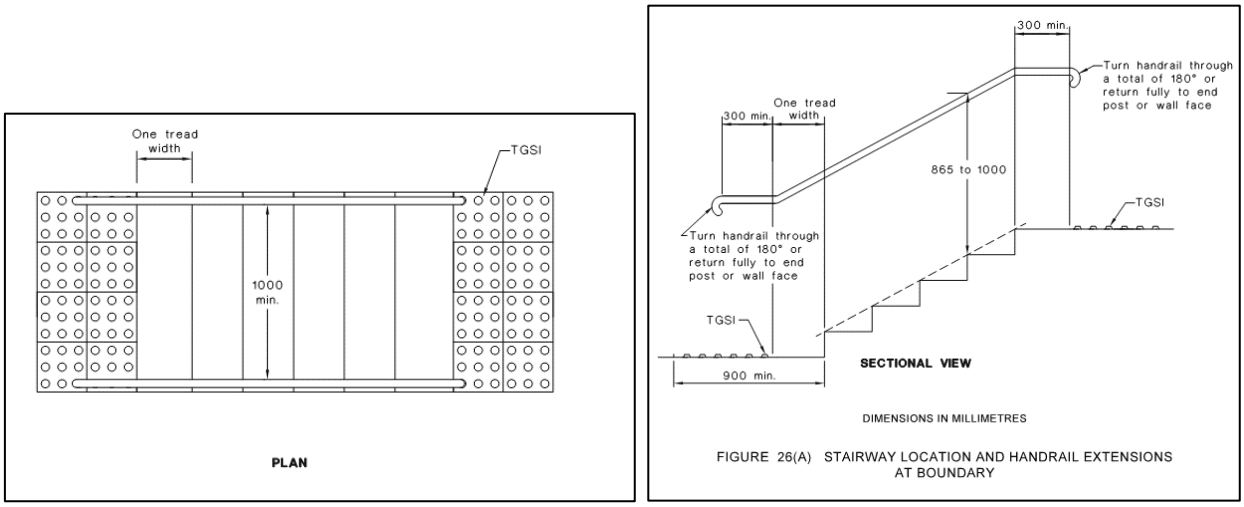


FIGURE 26(A) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT BOUNDARY

Clause 12 – Handrails (applies to both stairs & ramps)

Design and construction of handrails to comply as follows:

- Handrails and balustrades shall not encroach into required circulation spaces.
- Handrails to have no obstructions to the passage of a hand along the rail. See Figure 29 (a) & (b) below.
- The cross-section of handrails shall be circular or elliptical, not less than 30 mm or greater than 50 mm in height or width for not less than 270° around the uppermost surface as shown in the Figures 29(a) and 29(b) – *See below*.

  Elliptical handrails shall have the greater dimension in the horizontal axis as shown in Figure 29(b).

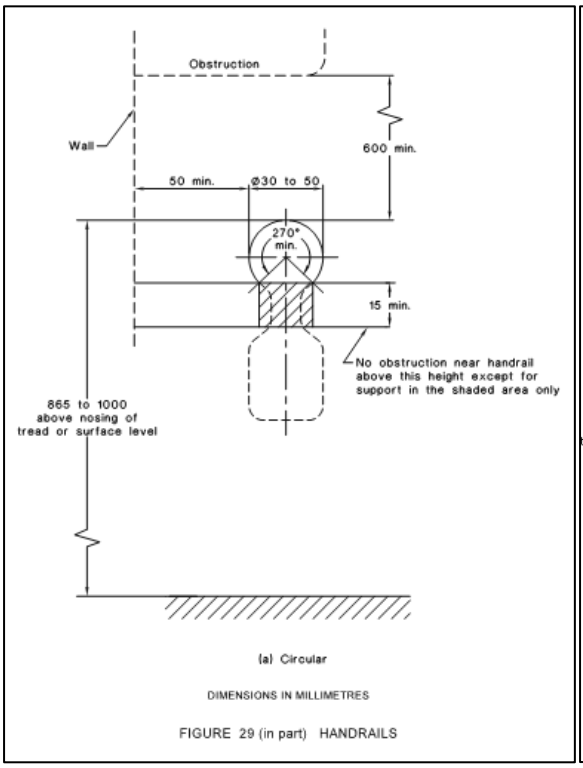


FIGURE 29 (in part) HANDRAILS

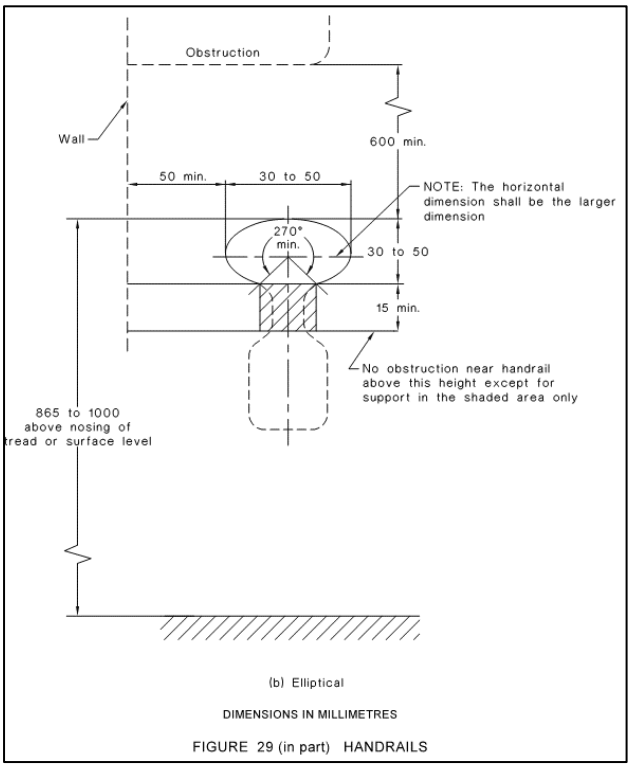


FIGURE 29 (in part) HANDRAILS

- Exposed edges or corners have min. radius of 5mm.
- Top of handrail to be between 865mm and 1000mm above nosing or landing.
- Handrail heights to be consistent throughout. No tolerance provided.
- If balustrade is required at a height greater than the handrail, both shall be provided.
- Handrails to be securely fixed and rigid with ends turned through a total of 180º, or to the ground, or returned fully to end post or wall face. See various acceptable options on Figure 26 (C) & (D) for stairs and Figure 15(A) for ramps:

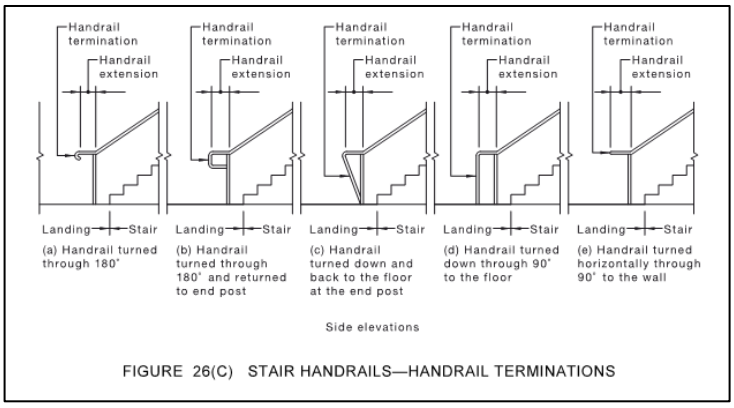


FIGURE 26(C) STAIR HANDRAILS—HANDRAIL TERMINATIONS

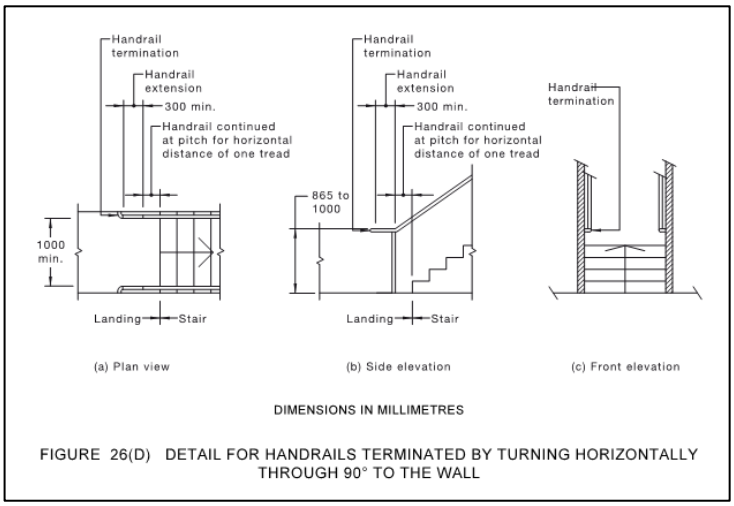


FIGURE 26(D) DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

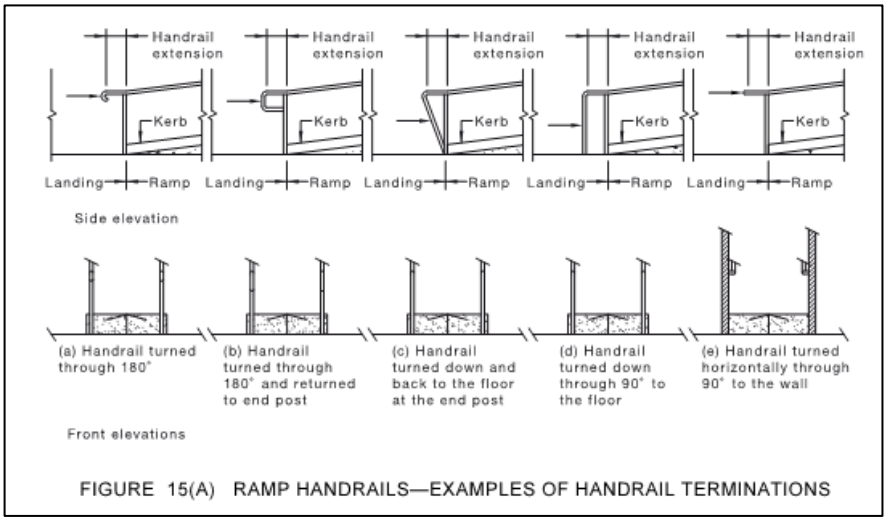


FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS

- Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm.
- The inside inner handrail at landings shall always be continuous as shown on Figure 28 below.

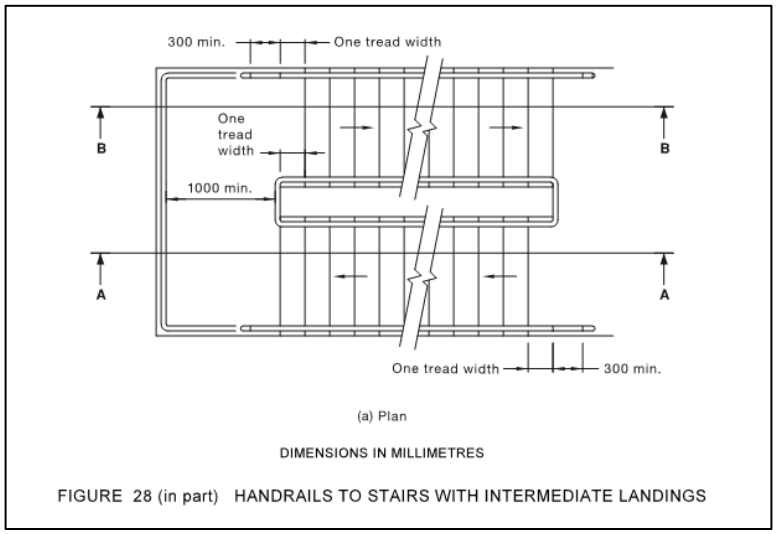
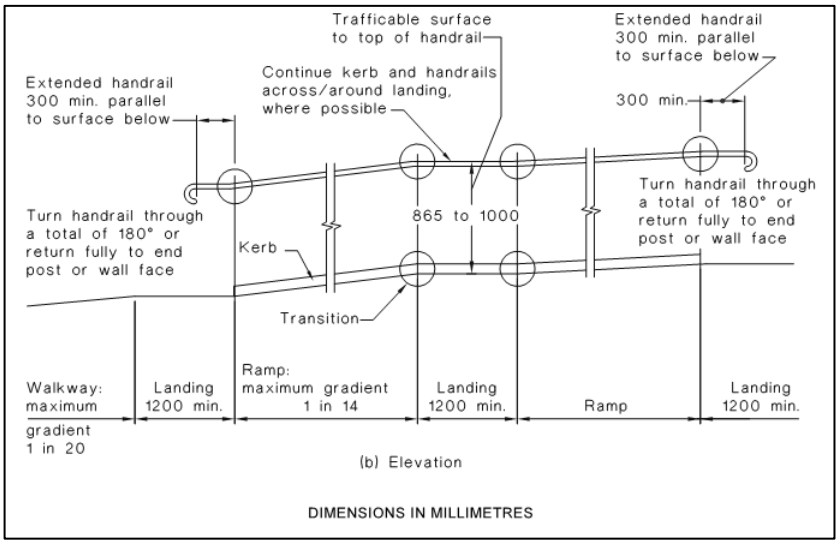


FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS



Clause 13 – Doorways, doors & circulation space at doorways

Circulation & openings

- All door and gates shall achieve circulation space as per AS 1428.1-2009
- All doorways shall have a minimum luminance contrast of 30% provided between:
  - door leaf and door jamb;
  - door leaf and adjacent wall;
  - architrave and wall;
  - door leaf and architrave; or
  - door jamb and adjacent wall.

  The minimum width of the area of luminance contrast shall be 50 mm.
- The minimum clear opening of a doorway on a continuous accessible path of travel shall be 850 mm when measured from the face of the opened door to the doorstop.
- Where double doors are used, the 850 mm minimum clear opening shall apply to the active leaf.
- Circulation spaces at doorways shall have a gradient and crossfall not steeper than 1 in 40.
- The distance between doorways in vestibules, air locks and other similarly enclosed spaces shall be not less than 1450 mm. Where the doors encroach into space, the distance shall be not less than 1450 mm plus the door leaf width.

Door hardware

- 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 the following:
  - (i) To initially open the door..... 20 N
  - (ii) To swing or slide the door.....20 N.
  - (iii) To hold the door open between 60° and 90°.....20 N.
- The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand and achieve a 35-45mm clearance between the handle and the back plat or door face at the centre grip section of the handle. See below.

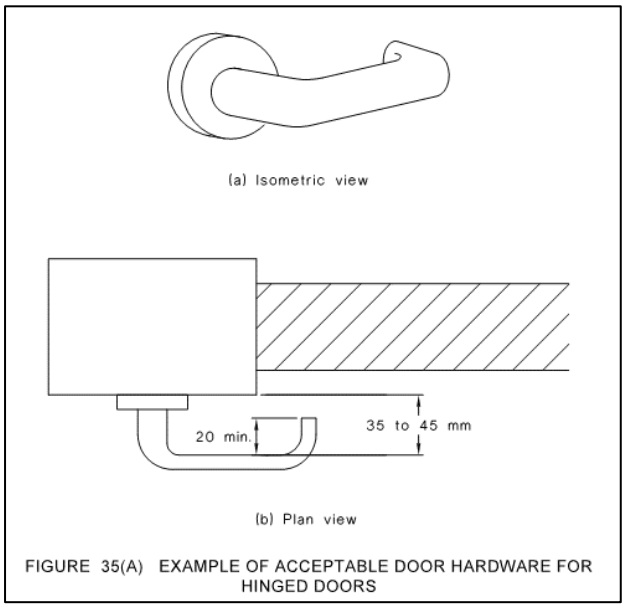
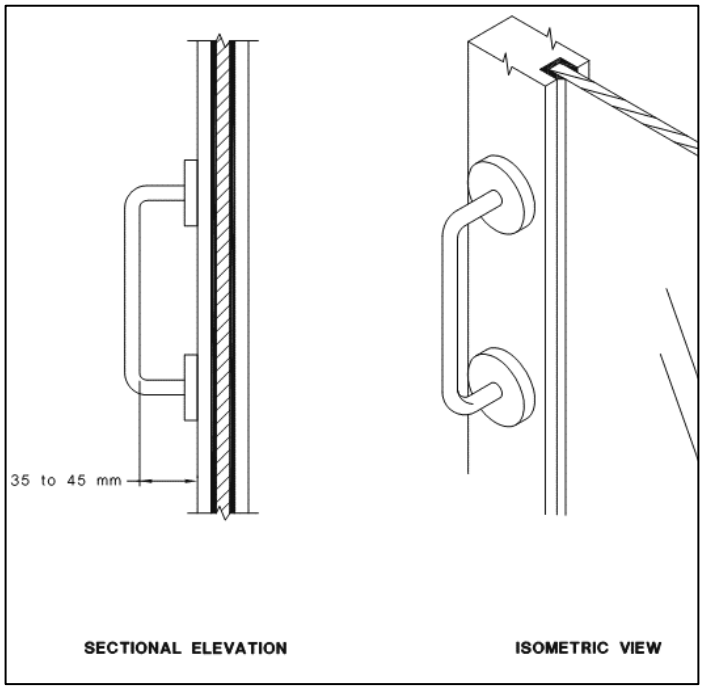
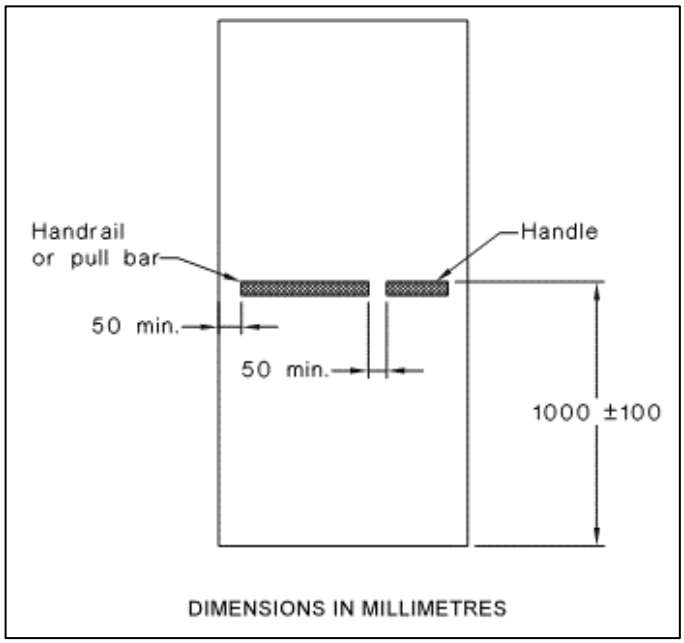


FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS

- 'D' type handles shall be provided on sliding doors as follows



- Where snibs are installed, they shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.
- Where an outward opening door that is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door, as shown below.



Hardware height & clearances

- Controls that need to be grasped or turned shall be not less than 900 mm and not more than 1100 mm above the plane of the finished floor, as shown in Figure 36.
- Controls that only need to be pushed, such as panic bars on egress routes, shall be not less than 900 mm, and not greater than 1200 mm above the plane of the finished floor.
- Controls that only need to be touched shall be not less than 900 mm, and not greater than 1250 mm above the plane of the finished floor, and not less than 500 mm from an internal corner except as specified in AS 1735.12.
- Handles on sliding doors shall be not less than 60 mm from the door jamb or doorstop when in the open or closed position, as shown in Figure 30.
- Manual controls to power-operated doors shall be located on the continuous accessible path of travel no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.
- Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.

Clause 15 – Accessible sanitary facilities

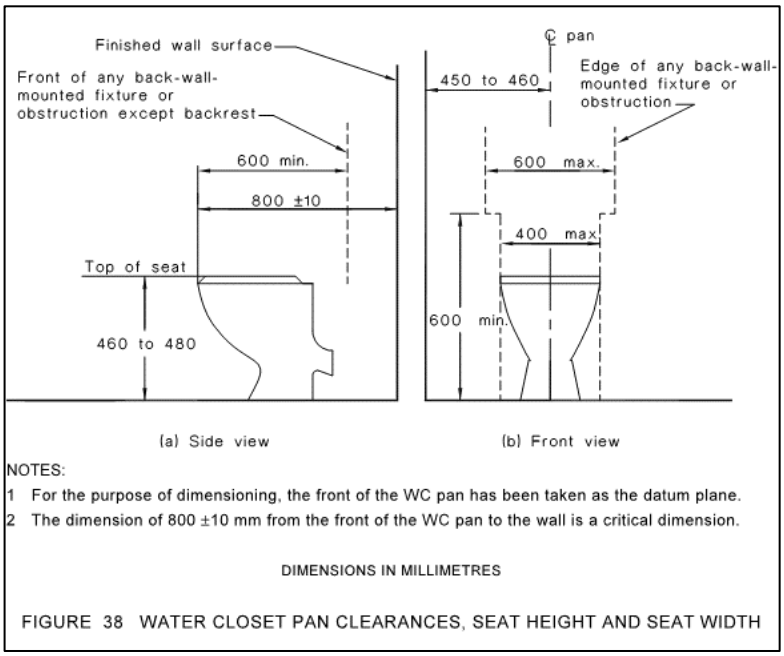
The accessible sanitary facilities shall be designed and constructed to comply as follows:

Water taps (applies to washbasin & shower)

- 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.

WC pan clearances

- WC pan clearances, including set-out, seat height and seat width shall be as shown in Figure 38 below:



NOTES:
1 For the purpose of dimensioning, the front of the WC pan has been taken as the datum plane.
2 The dimension of 800 ±10 mm from the front of the WC pan to the wall is a critical dimension.

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FIGURE 38 WATER CLOSET PAN CLEARANCES, SEAT HEIGHT AND SEAT WIDTH

WC pan seat

The toilet seat shall—

- be of the full-round type, (i.e. not open fronted) and with minimal contours to the top surface.
- be securely fixed in position when in use.
- have seat fixings that create lateral stability for the seat when in use.
- be load-rated to 150 kg.
- have a minimum luminance contrast of 30% with the background (e.g., pan, wall or floor against which it is viewed).

WC pan backrest

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), see below.
- have a vertical height of 150–200 mm and a width of 350–400 mm, as shown in Figure 39(a), see below.
- 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), see below).

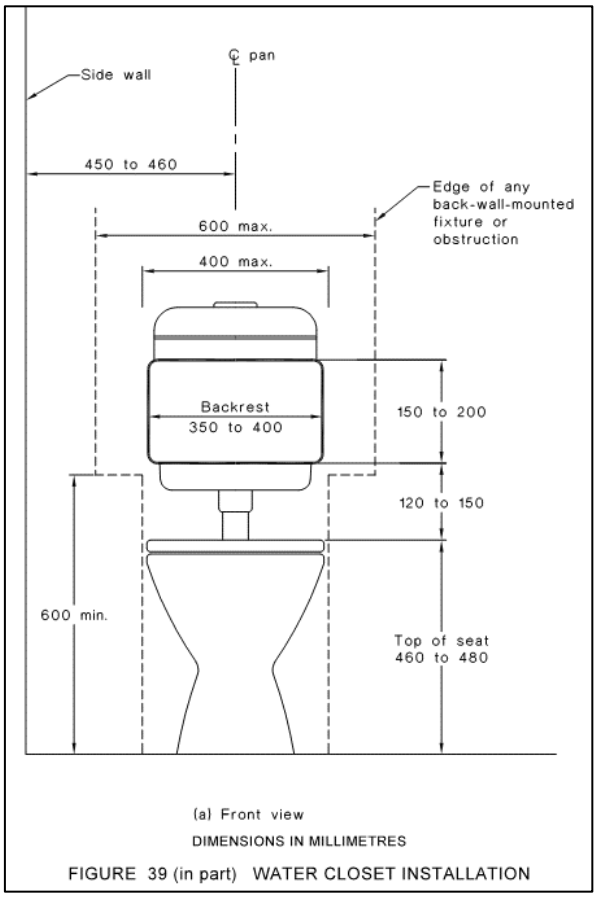


FIGURE 39 (in part) WATER CLOSET INSTALLATION

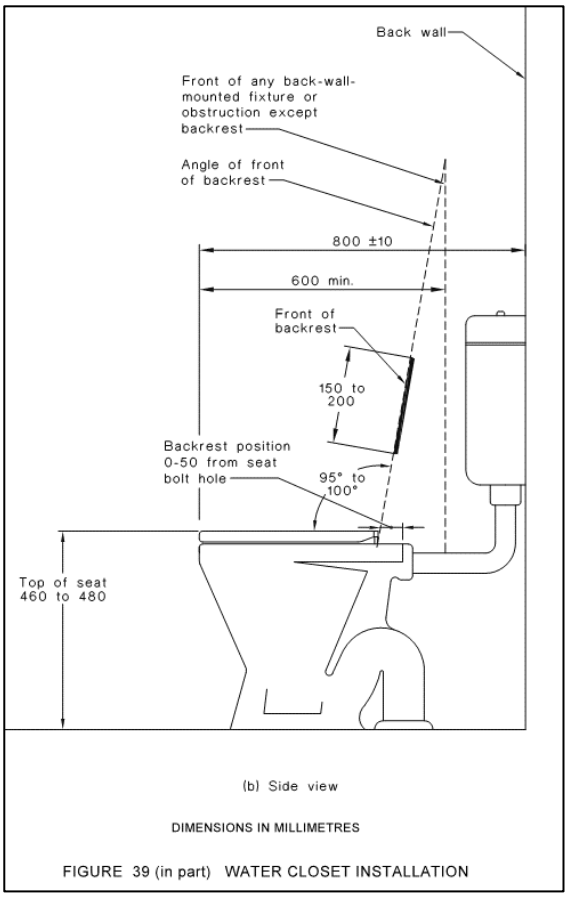


FIGURE 39 (in part) WATER CLOSET INSTALLATION

WC pan flush

- Flushing controls shall be user activated, either hand operated or automatic.
- The flushing control shall be proud of the surface and shall activate the flush before the button becomes level with the surrounding surface.
- Where hand-operated flushing controls are used, they shall be located within the zone shown in Figure 40 or centred on the centre-line of the toilet, wholly within the vertical limits of that zone. The position of the flushing control within this zone shall not be within the area required for any grabrails or backrest.

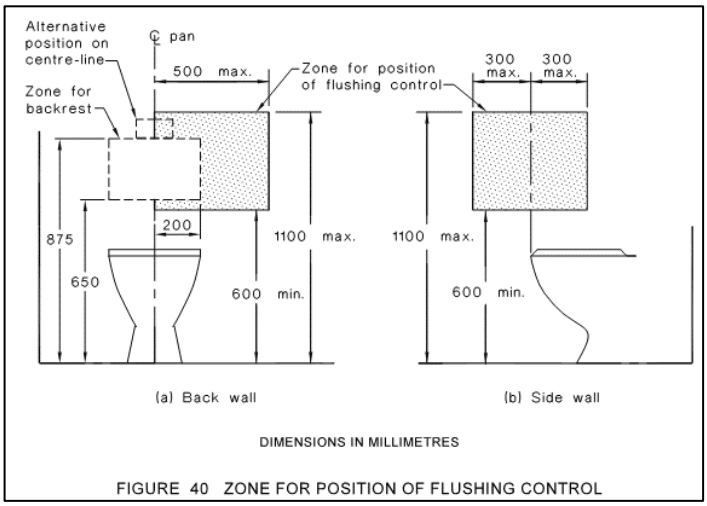


FIGURE 40 ZONE FOR POSITION OF FLUSHING CONTROL

WC toilet paper dispenser

- The outlet for the toilet paper dispenser shall be located within the zone specified in Figure 41, see below.

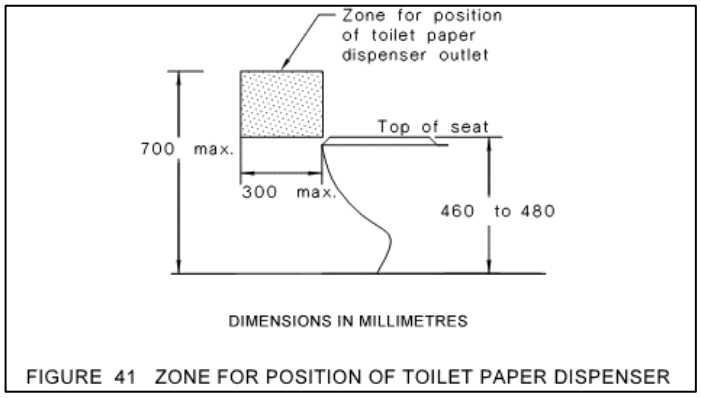


FIGURE 41 ZONE FOR POSITION OF TOILET PAPER DISPENSER

- The toilet paper dispenser shall not encroach upon the clearance space required around the WC pan grabrails.

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, see below.

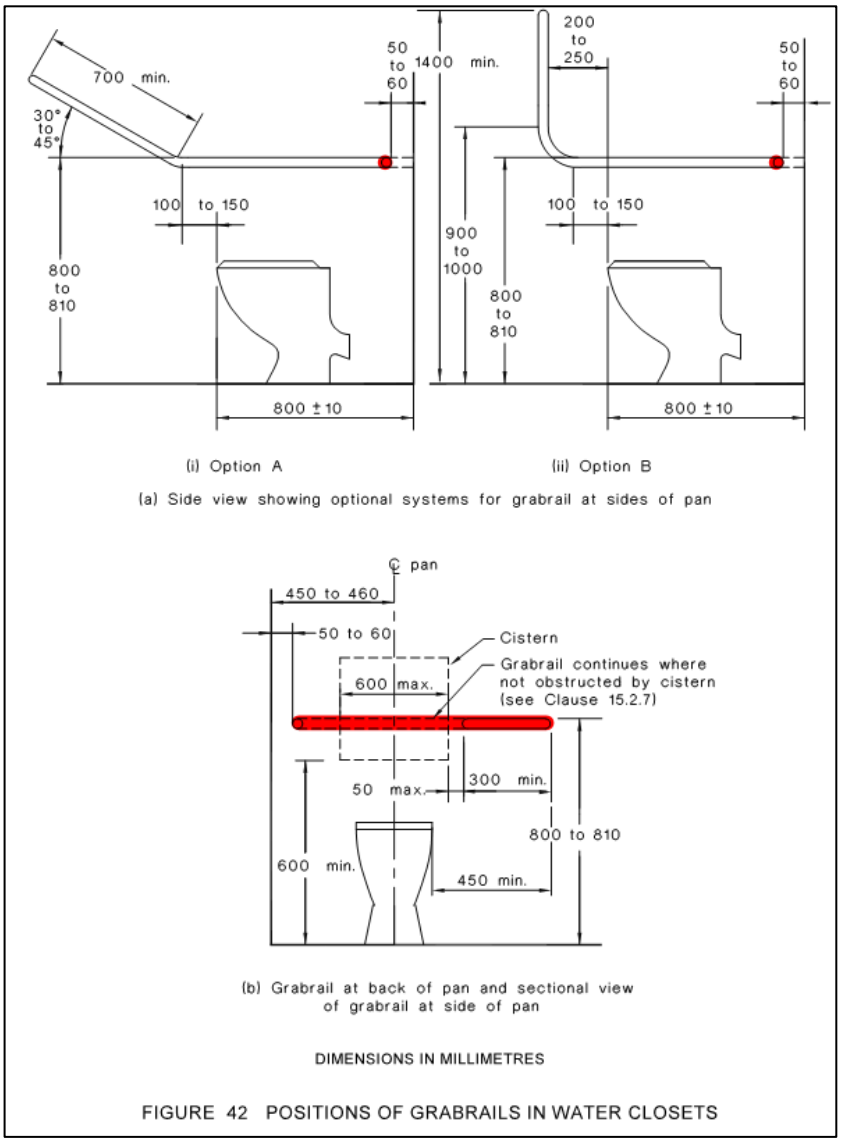


FIGURE 42 POSITIONS OF GRABRAILS IN WATER CLOSETS

- 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, see above but not need to provide a continuation of the grabrail.

WC door

WC doors may be either hinged or sliding. WC doors shall comply with the following:

- Outward-opening doors shall have a mechanism that holds the door in a closed position without the use of a latch.
- 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.
- The force required to operate the door if it is fitted with a door closer shall not exceed the following:

  (i) To initially open the door..... 20 N

  (ii) To swing or slide the door.....20 N.

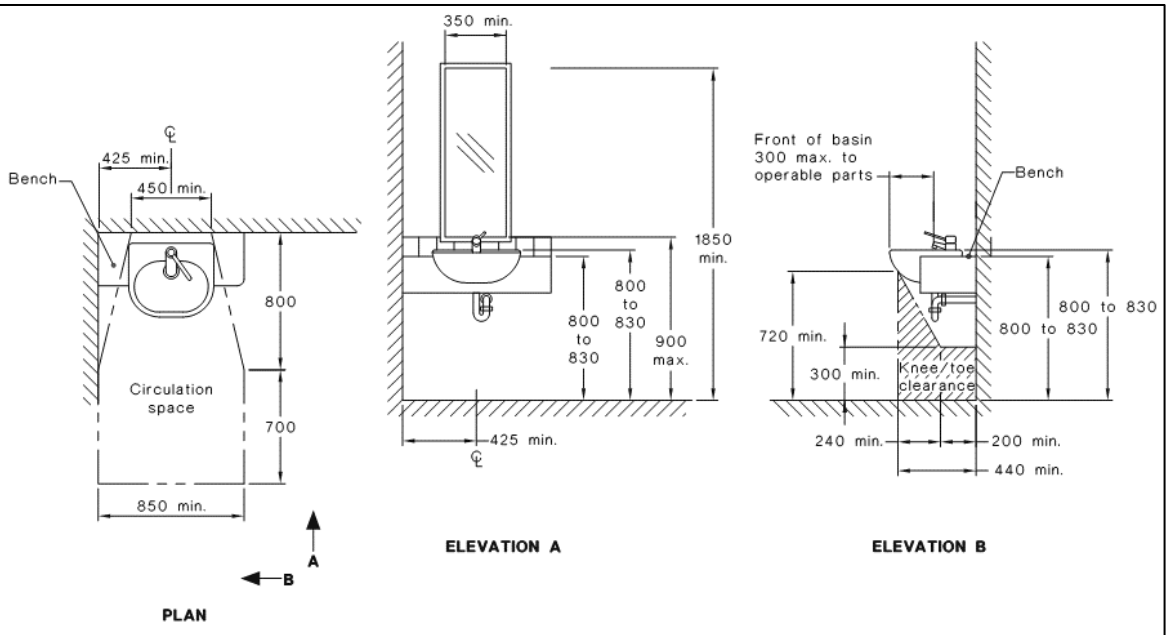
  (iii) To hold the door open between 60° and 90°.....20 N.

- Door handles and hardware shall be in accordance with Clause 13.5.

Washbasin

The installation of washbasins shall comply with the following:

- The washbasin shall be outside the pan circulation space.
- Exposed hot water supply pipes shall be insulated or located so as not to present a hazard.
- Water supply pipes and waste outlet pipes shall not encroach on the required clear space under the washbasin.
- The required clearances, dimensions, and setbacks for washbasin shall comply as follows:



NOTE: 'Operable parts' means the centre-line of the tap, or where a level handle is provided, the end point of the level measure throughout its arc of movement, or where a sensor is provided where the sensor is reliably activated.

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FIGURE 44(A) SEMI-RECESSED WASHBASIN INSTALLATION —OTHER THAN FOR SOLE-0CCUPANCY UNIT

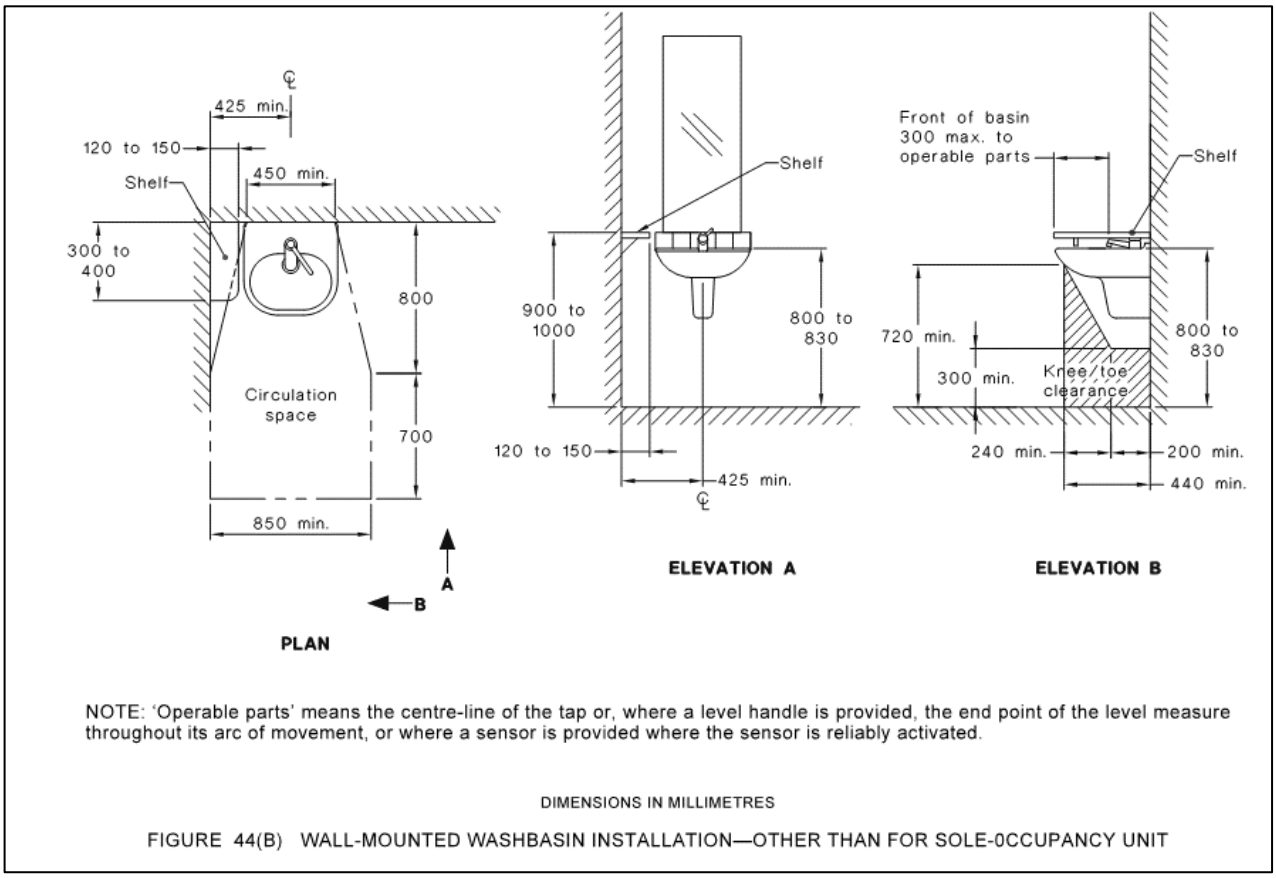


FIGURE 44(B) WALL-MOUNTED WASHBASIN INSTALLATION—OTHER THAN FOR SOLE-0CCUPANCY UNIT

Mirror

- Provide mirror to WB, located either above or adjacent to the washbasin.
- A vertical mirror with a reflective surface not less than 350 mm wide shall extend from a height of not more than 900 mm to a height of not less than 1850 mm above the plane of the finished floor.
- Where a second vertical mirror is provided it 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.
- Angled or tilted mirrors should not be used.
- In an accessible sole occupancy unit, the mirror shall be centred over the washbasin.

Shelves

Shelf space shall be provided adjacent to the washbasin in one of the following ways:

- As a vanity top at a height of 800 mm to 830 mm and a minimum width of 120 mm and depth of 300 mm to 400 mm without encroaching into any circulation space.
- As a separate fixture—
  - within any circulation space at a height of 900 mm to 1000 mm with a width of 120 mm to 150 mm and length of 300 mm to 400 mm; and
  - external to all circulation spaces at a height of 790 mm to 1000 mm with a minimum width of 120 mm and minimum length of 400 mm.

Soap dispensers, towel dispensers and similar fittings

- Where provided, soap dispensers, towel dispensers, hand dryers and similar fittings shall be operable by one hand, and shall be installed with the height of their operative component or outlet not less than 900 mm and not more than 1100 mm above the plane of the finished floor, and no closer than 500 mm from an internal corner.

Clothes-hanging devices

- A clothes-hanging device shall be installed 1200 mm to 1350 mm above the plane of the finished floor and not less than 500 mm out from any internal corner.

Sanitary disposal unit

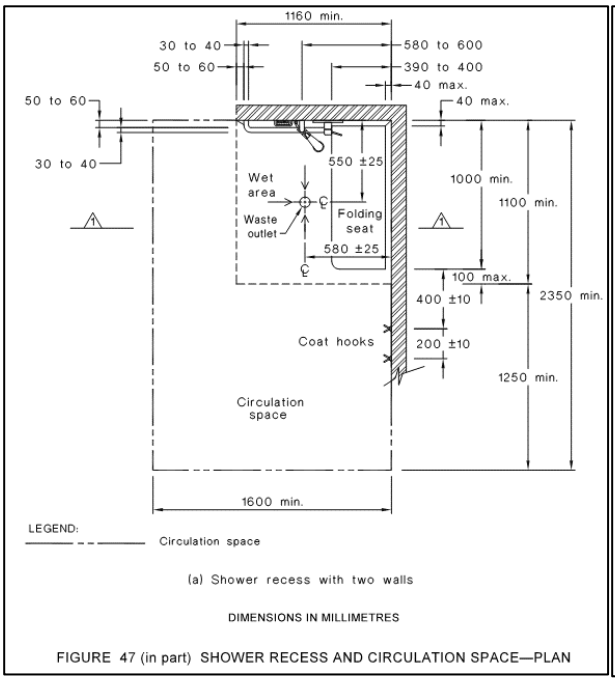
- Where provided, the sanitary disposal unit shall be located as follows:
  - Portable unit.
  - Recessed unit within 500 mm from the pan.

Switches and general purpose outlets

- Switches and GPOs to be located as close as possible to the shelf.
- All switches and controls, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners.
- Rocker action and toggle switches shall be provided and have a minimum dimension of 30 mm × 30 mm. Push-pad switches shall have a minimum dimension of 25 mm in diameter.
- General purpose outlets shall be located not less than 600 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners.

Showers

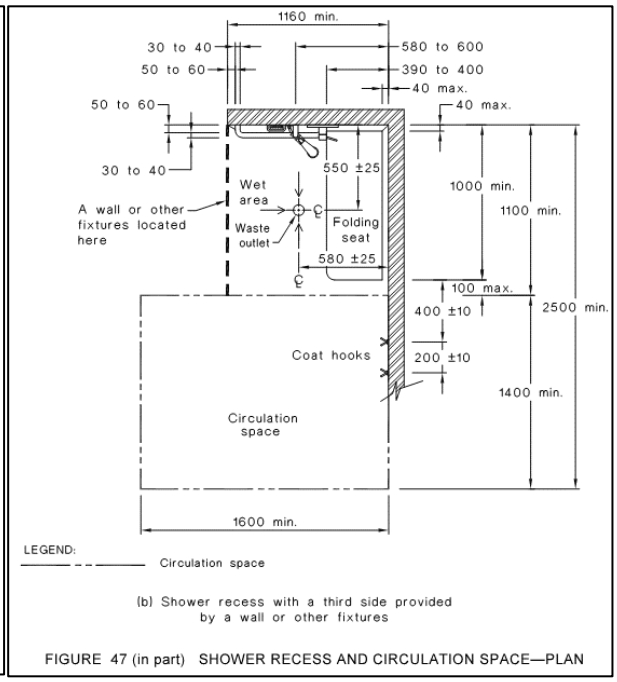
- Provide back flow prevention device at the shower head wall outlet.
- Shower recess fixtures and fittings shall be provided as shown in Figures 47 and Figure 48, see below.
- Not less than two clothes-hanging devices shall be fitted outside the shower recess. One such device shall be located within 400 ±10 mm and the other within 600 ±10 mm of the folding seat.
- The waste outlet for the shower shall be provided in accordance with Figure 47, see below.



(a) Shower recess with two walls

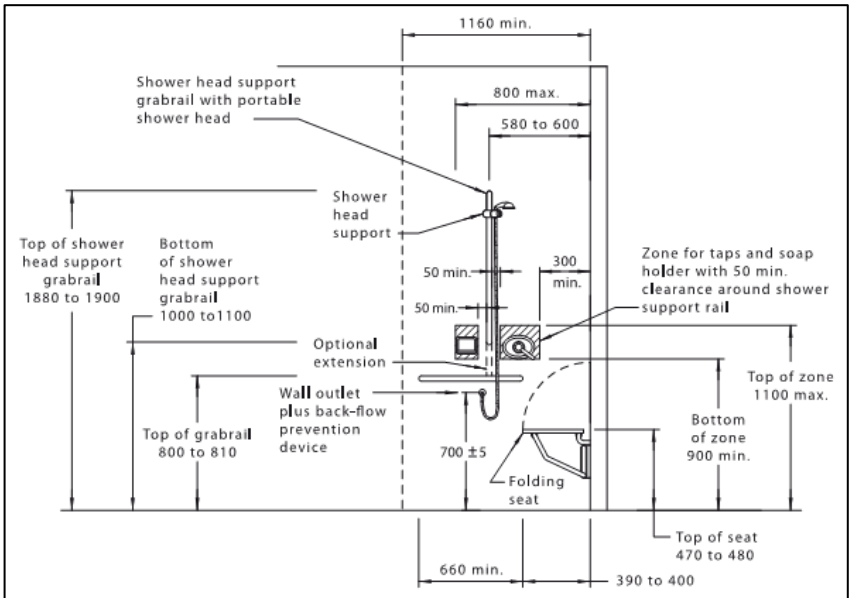
DIMENSIONS IN MILLIMETRES

FIGURE 47 (in part) SHOWER RECESS AND CIRCULATION SPACE—PLAN



(b) Shower recess with a third side provided by a wall or other fixtures

FIGURE 47 (in part) SHOWER RECESS AND CIRCULATION SPACE—PLAN



DIMENSIONS IN MILLIMETRES

FIGURE 48 SHOWER RECESS FITTINGS—ELEVATION

- The floor of the shower recess and associated circulation space shall be self-draining and without a step-down, raised step kerb or hob at the entry to the recess.
- The slope of the floor of the shower recess shall have a gradient between 1 in 60 and 1 in 80, as shown in Figure 49, see below.

- The slope of floor of the remainder of the sanitary facility shall have a gradient between 1 in 80 and 1 in 100, as shown in Figure 49, see below.

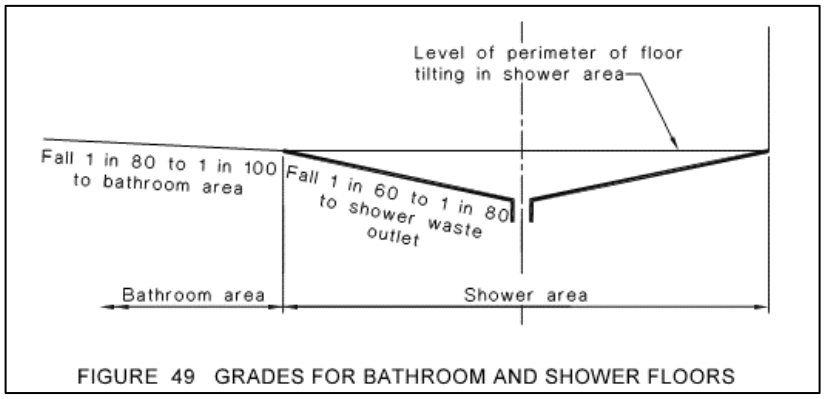


FIGURE 49 GRADES FOR BATHROOM AND SHOWER FLOORS

- A hand-held shower head shall be provided, which shall have a flexible hose of a minimum length of 1500 mm.
- An adjustable shower head holder shall be provided to support the shower head and shall—
  - be installed on the shower head holder support grabrail as shown in Figure 48, see above;
  - allow the graspable portion of the shower head to be positioned at various angles and heights;
  - allow the graspable portion of the shower head to be located at heights between 1000 mm and 1800 mm above the plane of the finished floor; and
  - allow access and adjustment from a seated position.
- Provide soap holder in the zone shown in Figure 48, above.
- Provide a folding seat inside shower area as shown in Figure 47 above but also shall be self-draining, slip resistant, front corners rounded to a radius of 10-15mm, have top edges that are rounded within a minimum radius of 2 to 3mm and shall fold in an upwards direction and when folded the grabrail shall be accessible. The fastenings, materials and construction of the set shall withstand a force of 1100N at any position and in any direction without failing or loosening of fastenings.

Clause 16 – Sanitary compartments for people with ambulant disabilities

Sanitary compartments for people with ambulant disabilities shall be designed and constructed to comply as follows:

- Compartment door shall have a clear opening width of not less than 700 mm.
- Door 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.
- The latch mechanism shall be openable from the outside.
- Sanitary compartment for people with ambulant disabilities shall be identified by signage as per BCA Spec 15 and Clause 8 of AS 1428.1-2009.
- Provide a coat hook within the compartment at a height 1350-1500mm from the floor.
- Provide single roll toilet paper holder.
- Provide grabrails on either side of the pan to comply as follows:
  - Grabrail diameter shall be 30-40mm.
  - Exposed edges and corners of grabrails shall have a radius of not less than 5 mm.
  - Re-enforce walls and use high-strength fastenings for the grabrails such that they can withstand a force of 1100N when applied at any position and in any direction without deformation or loosening or rotation of the fastenings or fittings.
  - 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.
- 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.

▪ Refer to Figure 52(A) below to assist with required dimensions, setbacks and clearances:

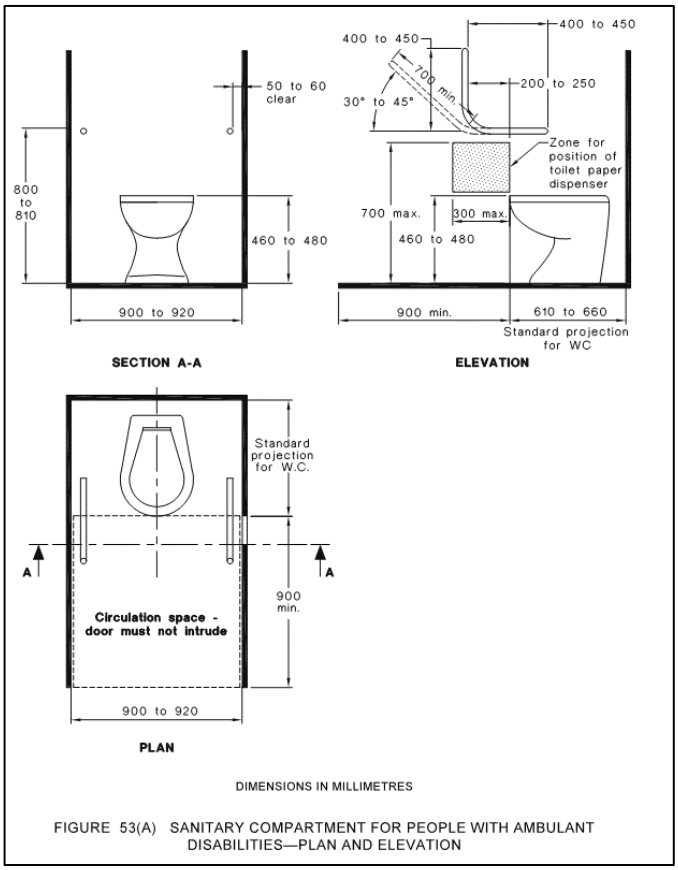


FIGURE 53(A) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—PLAN AND ELEVATION

APPENDIX B – SUMMARY OF BCA SPEC 15

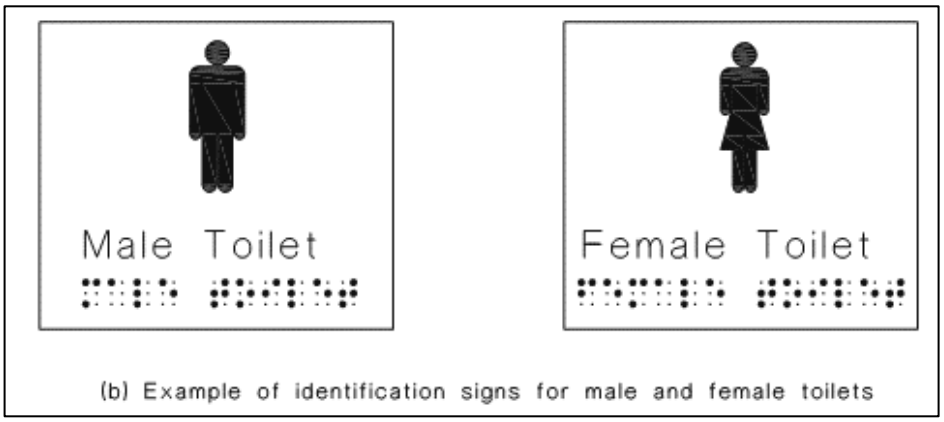
BCA Spec 15 & AS 1428.1 – Signage

Any sign required by Clause D4D7 must comply as follows:

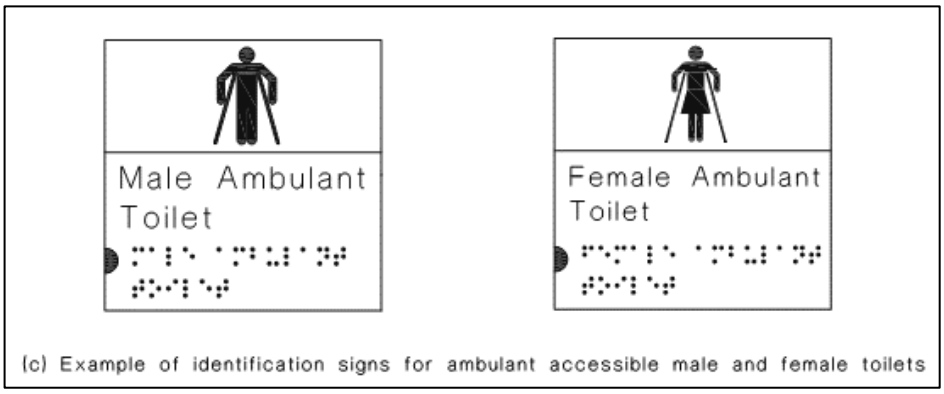
- Braille and tactile components of a sign must be located not less than 1200mm and not higher than 1600mm above the floor.
- Signs with single lines of characters must have the line of tactile characters not less than 1250 mm and not higher than 1350 mm above the floor or ground surface.
- Signs identifying rooms containing features or facilities listed in BCA Clause D4D7 must be located:
  - on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300mm from the architrave; and
  - where above is not possible, the sign may be placed on the door itself.
- Signage for sanitary facilities:
  - Have raised and visual versions of the international symbol of access.
  - Have raised and visual versions of the male and female symbols.
  - Raised text that shall be in title case.
  - Braille that fully describes the visual information displayed by symbols and raised text.
  - Signs for unisex accessible facilities shall be provided with the letters LH or RH to indicate a left-hand or right-hand side transfer onto the WC pan. The minimum font size shall be 20 mm san serif.
  - Entry doors to airlocks serving areas containing sanitary facilities shall be identified by the use of raised text and Braille, together with raised and visual symbols identifying each sanitary facility within.
- See signage examples below:

(a) Example of identification sign for a unisex accessible toilet with a right-hand (RH) transfer

Example of wayfinding sign to a unisex accessible toilet with left-hand (LH) transfer



(b) Example of identification signs for male and female toilets



(c) Example of identification signs for ambulant accessible male and female toilets

Example of wayfinding sign to a unisex accessible toilet

- Signs identifying a door required by BCA Clause F4D12 to be provided with an exit sign 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 300mm from the architrave; and
  - where the above is not possible, the sign may be placed on the door itself.
- A sign identifying a door required by BCA Clause F4D12 to be provided with an exit sign must state:
  - "Exit"; and
  - "Level"; and either

(aa) the floor level number; or

(bb) a floor level descriptor.

See example of a Ground level sign (level descriptor to change to suit each level)

- Refer to Clause 3 & 6 of BCA Spec 15 for specific sign specification.
- The background, negative space, fill of a sign or border with a minimum width of 5 mm must have a luminance contrast with the surface on which it is mounted of not less than 30%.
- Tactile characters, icons and symbols must have a minimum luminance contrast of 30% to the surface on which the characters are mounted.
- Luminance contrasts must be met under the lighting conditions in which the sign is to be located.

APPENDIX C – ARCHITECTURAL PLAN SCHEDULE

Assessed plans prepared by TDK Architects

Plan Title	Drawing No	Revision	Date
Coversheet, Drawing List and Site Context	AR REF 0000	P12	04/04/25
Site Analysis Plan (Site Shown Pre Existing)	AR REF 1000	P12	04/04/25
Public Domain and Landscaping Plan	AR REF 1100	P12	04/04/25
Existing Ground Floor Plan	AR REF 1300	P12	04/04/25
Exiting Site and Roof Plan	AR REF 1301	P12	04/04/25
Overall Campus Plan - Ground Floor	AR REF 2000	P12	04/04/25
Overall Campus Plan - Site and Roof Plan	AR REF 2001	P12	04/04/25
Overall Building Elevations	AR REF 3000	P12	04/04/25
Overall Building Sections	AR REF 3400	P12	04/04/25
Shadow Analysis - Existing	AR REF 8000	P12	04/04/25
Shadow Analysis - Proposed	AR REF 8001	P12	04/04/25
Schedule of Materials and Finishes	AR REF 9900	P12	04/04/25
Interiors - Ground Floor Plan	AR REF 6000	P3	04/04/25
Interiors - Room Elevations - Sheet 01	AR REF 6010	P3	04/04/25
Interiors - Room Elevations - Sheet 02	AR REF 6011	P3	04/04/25
Interiors - Room Elevations - Sheet 03	AR REF 6012	P3	04/04/25
Interiors - Room Elevations - Sheet 04	AR REF 6013	P3	04/04/25
Interiors - Room Elevations - Sheet 05	AR REF 6014	P3	04/04/25
Interiors - Room Elevations - Sheet 06	AR REF 6014	P3	04/04/25

Overall Project Site Plan	AR REF 2100	P4	04/04/25
Architectural Electrical - Ground Floor Plan	AR REF 2600	P7	04/04/25
Furniture Layouts - Ground Floor Plan	AR REF 2700	P8	04/04/25
Furniture Layouts - Ground Floor Plan - Part 01	AR REF 2710	P8	04/04/25
Furniture Layouts - Ground Floor Plan - Part 02	AR REF 2711	P8	04/04/25