

# ACCESS REPORT

PROJECT: New primary school at Wilton Junction  
PROJECT NO: GDL240470  
PREPARED FOR: The NSW Department of Education (DoE)  
REVISION: D  
DATE: 21.02.2025

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## REVISION HISTORY



| Revision | Date       | Details                                 | Authorised   |   |
|----------|------------|---|--|---|
|          |            |   | Name/Position  | Signature   |
| A        | 5.02.2025  | Concept Design review                   | <b>Prepared:</b> Bonnie Chang, Access Consultant                           | --  |
|          |            |   | <b>Reviewed:</b> Elisa Moechtar, Technical Director – Access, ACAA No. 198 | --  |
| B        | 5.02.2025  | Concept Design review with preamble     | <b>Prepared:</b> Bonnie Chang, Access Consultant                           | --  |
|          |            |   | <b>Reviewed:</b> Elisa Moechtar, Technical Director – Access, ACAA No. 198 | --  |
| C        | 14.02.2025 | REF Design review updated with comments | <b>Prepared:</b> Bonnie Chang, Access Consultant                           | --  |
|          |            |   | <b>Reviewed:</b> Elisa Moechtar, Technical Director – Access, ACAA No. 198 | --  |
| D        | 21.02.2025 | REF Design review updated with preamble | <b>Prepared:</b> Bonnie Chang, Access Consultant                           |  |
|          |            |   | <b>Reviewed:</b> Elisa Moechtar, Technical Director – Access, ACAA No. 198 |  |

Table 1.1 – Revision History

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## 1.0 EXECUTIVE SUMMARY

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 primary school at Wilton Junction (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*.

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

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

### 1.1 Assessment

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

Further development of design requirements, such as details of stairs, sanitary facilities, and other access facilities and features, will be developed in more detail and refined for eventual construction documentation and assessed prior to Construction Certificate stage.

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

| No. | Item   | Query or DtS Non-Compliance  | Suggested Resolution  | References  | BCA Perf. Req. |
|-----|--|--|---|---|----------------|
| 1.  | Paths of travel, Block A Level 0 EOT Lockers and Kitchen, Block B North corridor | Insufficient corridor width for required wheelchair turning space (1540mm W x 2070mm L min.)   | Design review for DtS compliance.   | BCA D4D4<br>AS1428.1:2009 Clause 6.5.3              | D1P1<br>(DP1)  |
| 2.  | Paths of Travel – Sliding door system  | The sliding door system in various GLS and Learning Common areas does not provide 530mm min. latch side clearance as required. This is a | Option 1 – Design review for DtS compliance.<br><br>Option 2 – If retained would require <b>an Access performance solution (PS)</b> for compliance. | BCA D4D4<br>AS1428.1:2009 Clause 13.3 and Figure 32 | D1P1<br>(DP1)  |

| No. | Item  | Query or DtS Non-Compliance  | Suggested Resolution  | References  | BCA Perf. Req.    |
|-----|---|--|---|---|-------------------|
|     |   | common issue in multiple areas   | Refer Section 4.4 for design features required for PS justification   |   |                   |
| 3.  | Paths of Travel – Latch side clearance          | Insufficient latch side clearance has been provided at: <ul style="list-style-type: none"> <li>• L0 Entry vestibule, circulation</li> <li>• L0 EOT exit</li> <li>• L1 Zone 2 Corridor</li> <li>• L1 Zone 3 Corridor</li> <li>• L2 Zone 3 Corridor</li> <li>• Block B North corridor</li> </ul> | Design review for DtS compliance.   | BCA D4D4<br><br>AS1428.1:2009 Clause 13.3 and Figure 32 | D1P1<br><br>(DP1) |
| 4.  | Sanitary Facilities – Unisex accessible toilets | The current provision provides an imbalance in distribution of LH and RH accessible toilet pan layouts in Block A.   | For equitable provision we recommend alternating mirrored layouts on each level for the A Block and B Block accessible toilets. | BCA F4D5<br>(BCA F2.4)                                  | F4P1<br>(FP2.1)   |
| 5.  | Sanitary Facilities – Unisex accessible toilets | Ensure basin does not encroach into required WC or shower recess circulation space.  | Design review for DTS compliance  | BCA F4D45<br>(BCA F2.4)                                 | F4P1<br>(FP2.1)   |
| 6.  | Sanitary Facilities – Ambulant Toilets          | 900 x 900 min. circulation space required in front of or beside all doors leading to required ambulant toilets – currently basins/wall/pan impedes   | Design review for DTS compliance  | BCA F4D5<br>(BCA F2.4)                                  | F4P1<br>(FP2.1)   |

**Table 1.1.1 – Summary of issues**

## 1.2 Further information for future design development

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

| No. | Item                           | Comment  | Premises Standards / BCA Reference |
|-----|--------------------------------|--|------------------------------------|
| A   | Walkway, Ramps & Stair Details | <p>1:20 or 1:50 details of proposed internal and external ramp systems &amp; stairs are required for further assessment.</p> <p>The details are to include compliant dimensioning of all relevant components, i.e. gradients, lengths, unobstructed widths between (ramp and stair) handrails on both sides, landings (1200mm minimum if no turning), passing bays (1800 x 2000 minimum), turning bays (1540 x 2070 minimum), handrails (diameter of min 30-50 mm clearances, etc.) kerb-rails/edge protection, steps (riser and goings, etc), TGSIs, where applicable</p> | D4D4<br>D4D12                      |



| No. | Item   | Comment   | Premises Standards / BCA Reference |
|-----|--|---|------------------------------------|
| B   | Passenger Lift Details   | <p>Detailed lift plans, elevations, lift type &amp; specification for the proposed passenger lift will be required for assessment as the design progresses.</p> <p>The details are to include compliant dimensioning of lift car circulation area requirements, inclusion &amp; set outs of access features, handrail, lift call/controls, door clearance and door circulation etc to comply with BCA Part E3D7 and AS1735.12.</p>  | E3D7<br>E3D8                       |
| C   | Sanitary Facility Layouts and Details and FF & E schedule      | <p>1:20 or 1:50 plans, elevations/details of the proposed and required sanitary facilities (accessible WC &amp; ambulant toilets) will be required for further assessment.</p> <p>The details are to include compliant dimensioning of all circulation area requirements, set outs of sanitary fixtures etc to comply with AS1428.1:2009.</p> <p>The proposed use (Staff or student) is required to be confirmed at next design stage.</p> <p>Sanitary Schedule of all proposed access fittings to be provided with clear reference image, key dimensions and/or link to relevant technical data to confirm compliance.</p> | F4D5<br>F4D6<br>F4D7               |
| D   | Accessible Door Details, including Luminance Contrast Strategy | <p>External and internal door openings to be identified with compliant door clearances and door circulation and design details for internal and external doorways, including door schedules, door hardware schedule, threshold details, lightweight operation and luminance contrast strategy.</p>  | D4D2<br>D4D4                       |
| E   | Hearing Augmentation System/s                                  | <p>Details of any areas where inbuilt amplification is proposed (not solely for emergency warning) within new works/building areas, and the proposed hearing augmentation system.</p>   | D4D8                               |
| F   | Signage Strategy   | <p>Signage Schedule to be provided during design development, compliant with BCA Part D4D7 and Specification 15.</p> <p>No detailed information is available at the current stage of the design development. Signage information generally not required at the development application stage. Additional information will be required for assessment prior to Building Approval. Please refer to the section below for details.</p>   | D4D7                               |
| G   | BCA D4D5 Exempt Areas  | <p>Formal advice &amp; documentation on any areas seeking BCA D4D5 exemption (subject to Certifying Authority approval) is to be provided for assessment as the design progresses.</p> <p>At this stage, a preliminary assessment of potential areas warranted to be exempt under this clause are discussed within the report under Section 4.19</p>  | D4D5                               |

| No. | Item   | Comment   | Premises Standards / BCA Reference |
|-----|--|---|------------------------------------|
| H   | Material and Finishes Schedule – Slip Resistance | During future design development stages, all required accessible areas will require slip resistance rating of all ground surfaces using a Wet Pendulum Method compliant with AS4586 and Standards Australia Handbooks HB197 & 198.  | D4D2<br>D4D4<br>AS1428.1           |
| I   | Landscaping design details                       | Landscape design documentation, inclusive of RLs with nominated pathway gradients, crossfalls and width dimensions is required to ensure that all required accessways to the building and connecting to external accessible facilities is in compliance with AS1428.1:2009  | D4D3<br>D4D4<br>AS1428.1           |
| J   | Access Performance Solutions                     | <p>Input and advice from the team will be required in relation to any proposed Access Performance Solutions that are required/proposed in future stages.</p> <p>The agreement/concurrence with other Stakeholders including Client/building end user will be necessary as part of the Performance Brief (PBDB) process before they are confirmed as part of the final access compliance strategy.</p> | Various                            |

**Table 1.2.1 – Detailed information to be supplied in future detail design stages**

### 1.3 Mitigation Measures

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

### 1.4 Evaluation of Environmental Impacts

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

## 2.0 INTRODUCTION

### 2.1 Report Purpose

This Access Report has been prepared for the proposed new works for the New primary school at Wilton Junction, the site of which is located at 200 Fairway Drive, Wilton, 2571, NSW.

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

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

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

### 2.2 Reporting Team

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

### 2.3 Legislative and Project Brief Requirements

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

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

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

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

| Issue                    | Legislative Reference  | Comment   |
|--------------------------|--|---|
| New Work                 | BCA (EPAR 145)   | All new works must comply.  |
| Access to Premises       | Federal Disability (Access to Premises – Buildings) Standards 2010 | Upgrade of the 'Affected Part' of existing building/s to provide access for people with disabilities - triggered by new work requiring Building Approval and Crown development. |
| Potential DDA Complaints | Federal Disability Discrimination Act (DDA)                        | Regardless of any new works, the development is subject to the Federal Disability Discrimination Act 1992 (DDA) which applies nationally.                                       |

**Table 2.3.1 – Access Regulatory Framework Summary**



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

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

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

- The **Premises Standards** is a statutory instrument made under the DDA to outline how DDA obligations can be met for new building work. Its purpose is to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities, and services within buildings, is provided for people with disability and to give certainty to the people responsible for compliance that if the Standards are met, that they cannot be subject to a successful complaint under the DDA in relation to the matters covered by the Standards.
- The Premises Standards includes an **Access Code** for Buildings that is mirrored in the access provisions of the **Building Code of Australia (BCA)** in Parts D4, E3D7, E3D8, F4D5, F4D6, F4D7, and F4D12. Under the Premises Standards, new building work and the “Affected Part” of existing buildings must comply in the same manner as it is required to comply with the BCA, by meeting Deemed to Satisfy (DtS) provisions or by adopting a performance solution that achieves the relevant performance requirements. The DtS provisions reference Standards, including parts of the AS1428 suite to outline technical criteria and minimum requirements to achieve reasonable access provisions for people with disability.
- It is important to note that compliance with the Premises Standards and the Access Code will ensure that DDA non-discrimination requirements are met for all matters/areas covered by the Standards. However, for any matters/areas that are not covered by the Premises Standards, the over-arching DDA legislation will still apply and it cannot be guaranteed that a successful complaint cannot be lodged.
- An “**Affected Part**” upgrade is applicable to a building owner or a sole lessee of an existing building who is the applicant for a building approval permit. It is triggered by application for a Construction or Complying Development Certificate, or where new works are constructed for and on behalf of the Crown. For example, a new building, alterations and additions to an existing building or an application for a change in building use where building works are proposed or required to meet fire safety standards.

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

**Note:**

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

The affected part is defined below:

- The principal pedestrian entrance/s of an existing building that contains a new part; and
- Any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

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

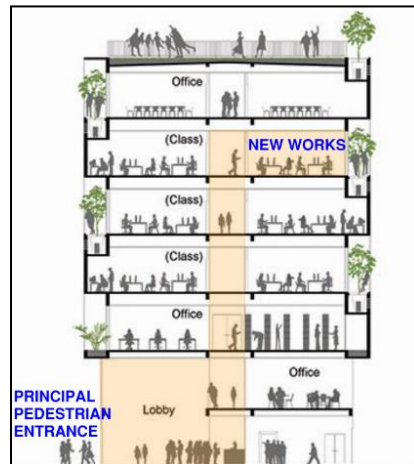


Figure 1 – Example of the “Affected Part”

- **AS1428 Suite – Design for Access and Mobility** provides technical criteria and minimum requirements related to accessible design for the independent use of people with disability. It focuses on the provision of continuous accessible paths of travel, circulation spaces, facilities and access features for people using wheelchairs, with ambulant disabilities and with sensory (vision and hearing) disabilities.
  - **Part 1: AS1428.1-2009** is referenced by the BCA and includes mandatory access requirements for the provision of access for people with disability for new developments. The 2009 revision of AS 1428.1 adopted the increased circulation requirements of AS 1428.2-1992 that were developed to satisfy the needs of 90% of people with disability between the ages of 18 to 60.
  - **Part 4: AS1428.4.1-2009** is referenced by the BCA and contains mandatory access requirements for Tactile Ground Surface Indicators (TGSIs) to assist the orientation of people with vision impairment.
- **AS2890.6-2009** is referenced by the BCA and contains mandatory access requirements for accessible car parking (off-street) for people with disability.
- **AS1735.12-1999** is referenced by the BCA and contains mandatory access requirements for passenger lifts, escalators and moving walks to assist people with disability.

## 2.4 Additional Design Guidelines

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

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

### Note:

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

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

- The seven Universal Design Principles for consideration in the ongoing design of the development include:
  - Principle 1: Equitable Use
  - Principle 2: Flexibility in Use

- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and Use

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

## 2.5 Limitations

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



## 3.0 PROJECT PARTICULARS

### 3.1 New Works: Site

The current street address is 200 Fairway Drive, Wilton, 2571, NSW. The site forms part of the northern portion of Lot 1063 in Deposited Plan 1289197) that was previously subdivided by Landcom. The site is approximately 3.4ha hectares in size and is located within Wilton Junction which is part of the North Wilton Precinct.

As a result of precinct wide rezonings, the surrounding locality is transitioning from a semi-rural residential area to a highly urbanised area with new low to medium density residential development with supporting services. North Wilton Precinct is approximately 85km south-west of the Sydney CBD, 30km north-west of Wollongong and 30km southwest of Campbelltown-Macarthur Strategic Centre. The precinct is located on the interchange with the Hume Highway, which connects the Southern Highlands with the Sydney metropolitan region to the northeast and Canberra to the south-west.

The proposed school site does not currently have road access, however Landcom is expected to deliver the road network and surrounding public domain network in accordance with DA/2022/1279/1. Proposed Road 14 located on the eastern boundary of the site will ultimately provide future access to the site. The site contains several patches of remnant native vegetation particularly within the northern portion of the site. The central part of the site has been predominantly cleared and consists of grassland. An aerial photograph of the site is provided at Figure 3.1.1.



Figure 3.1.1 – Aerial Photograph of the Site



### 3.2 Proposed Activity Description

The proposed activity is for the construction and operation of a new primary school at Wilton Junction which will accommodate up to 552 students and 35 staff. Additionally, the proposal includes an integrated pre-school which will capacity for up to 60 students and 7 staff. In total, the new school will support up to 612 students and 42 staff.

The new school includes general and support learning spaces, a library, administrative areas and a staff hub. Core facilities include a standalone school hall and canteen, two carparks and a sports court.

Specifically, this proposal includes the following:

- Construction of a 3-storey learning hub which includes:
  - 24x General Learning Spaces
  - 3 x Support Learning Spaces
  - Staff hub including administrative areas and library.
  - Integrated public pre-school.
- Standalone hall and COLA with outside of school hours care (OSHC).
- Associated landscaping including sports court and separate outdoor play space for the preschool.
- Associated site utilities and services including installation of new 1500 kVA padmount substation and a new main switchboard.
- Main car park to the south of the site with 33 car spaces (including one accessible space).
- Separate car park for pre-school located to the north of the school with 18 spaces (including one accessible space).
- Main school pedestrian entrance proposed off Road 14.
- Earthworks.



Figure 3.2.1 – Proposed Site Plan (Source: PTW, 2025)

### 3.3 New Works: Building Classifications

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

| Building           | Building Use  | Building Classification |
|--------------------|---|-------------------------|
| Block A<br>Level 0 | Offices (school administration)                     | Class 5                 |
| Blocks A, B        | Education purposes (Classrooms, Multi-purpose Hall) | Class 9b                |

**Table 3.3.1 – Building Classification**

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

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

| Building           | Building Class and Use   | Access Requirements                                     |
|--------------------|--|---|
| Block A<br>Level 0 | Class 5 – Offices (school administration)                                | To and within all areas normally used by the occupants. |
| Blocks A, B        | Class 9b – School - Education purposes (Classrooms, Multi-purpose Hally) | To and within all areas normally used by the occupants. |

**Table 3.4.1 – Access Requirements**



## 4.0 ACCESSIBILITY ASSESSMENT

### 4.1 Access to Buildings from Property Boundary

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

#### **Requirements:**

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

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

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

#### **Assessment:**

External pedestrian access from the site boundary into the school is proposed to be via walkways from three (3) student entry points: two (2) on “Road 14” to the east and one (1) on the sub-arterial road adjacent to the bus zone on the west.

There are two (2) on-site carparking areas, one at northern side of the site consisting of 19 spaces, and the other at the southern side of the site consisting of 34 spaces. A minimum of two (2) accessible carparking spaces are required but have not been designated. A connecting accessway between the accessible carparking space and the main entrances of the school at the north-eastern end of the site at the drop-off will need to be developed in accordance with AS1428.1:2009 to meet the above access requirements.

From the ground floor, vertical access to levels 1 and 2 is via one (1) passenger lift and three (3) communication stairways that will need to be developed in accordance with AS1428.1:2009 to meet the above access requirements. Please refer to the Sections below for further detailed requirements and further analysis for these elements.

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

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

### 4.2 New Buildings – Entrances

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

#### **Requirement:**

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

- Through not less than 50% of all pedestrian entrances (except those serving only areas exempted by BCA Part D4D5); and

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

#### **Assessment:**

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

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

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

### **4.3 Emergency Egress**

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

#### **Requirement:**

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

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

#### **Assessment:**

There are no fire-isolated stairs proposed as part of the new works. Emergency egress from the upper building levels will be via the three (3) communication stairs that will need to be detailed in accordance with AS1428.1:2009. Please refer to Section 4.10 Stairways for further details.

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

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

### **4.4 Access Within Buildings – Paths of Travel & Circulation Requirements**

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

#### **Requirement:**

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

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

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

#### Assessment:

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

The following issues require further review:

- There is insufficient corridor width for required wheelchair turning space at the Block A Level 0 EOT Lockers, and Kitchen, and Block B North corridor.

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

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

## 4.5 Paths of Travel – Accessible Floor Surface Requirements

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

#### Requirement:

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

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

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

**Assessment:**

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

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

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

**4.6 Paths of Travel – Accessible Door Requirements****References – Premises Standards 2010 / BCA Parts D4D2, D4D4, and AS1428.1****Requirement:**

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

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

**Assessment:**

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

- The sliding door system in various GLS and Common Learning areas does not provide 530mm min. latch side clearance as required by AS1428.1:2009 Clause 13.3 and Figure 32. This is a common issue throughout multiple areas and if retained would require **an Access performance solution (PS)** for compliance. Subject to Stakeholder review and concurrence, the (PS) justification would be reliant on:
  - a compliant door handle being off- set from leading edge of the door (400mm min. for side approach or 530mm preferred for frontal approach)
  - door system achieving a lightweight door force to meet AS1428.1:2009.

- Insufficient latch side clearance has been provided at:
  - L0 Entry vestibule, circulation
  - L0 EOT exit
  - L1 Zone 2 Corridor
  - L1 Zone 3 Corridor
  - L2 Zone 3 Corridor
  - Block B North corridor

Door details are yet to be provided at this early stage of the design process and will be developed in line with access requirements for compliance during DD/CC Stage. All doorways to required accessible areas require a level door threshold OR if not achievable, a compliant threshold ramp for doors to external areas that are open. Note: Renlita door to hall needs a level landing area (not threshold ramp) due to it being a wide open area when in use, not a closed door.

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

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

## 4.7 Glazing on Accessways

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

#### Requirement:

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

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

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

#### Assessment:

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

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

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

## 4.8 Walkways

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

#### Requirement:

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

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

#### Assessment:

There are three (3) series of walkways proposed to address the site topography and connect buildings externally in the current design. There is also a potential internal walking within Block B (hall). The following item is noted for further review:

- Ensure mid-landing of walkways leading from the northern car park has a minimum length of 1200mm.

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

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

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

## 4.9 Ramps

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

#### Requirement:

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

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

To satisfy AS1428.1, all ramps require:

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

#### Assessment:

There are no confirmed ramps in the current design as currently documented.

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



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

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

## 4.10 Common-Use Stairways

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

#### Requirement:

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

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

#### Assessment:

Three (3) sets of external stairs (with overhead protection) have been included in the design to access levels 1 and 2, and three (3) sets of external stairs connect the buildings and the carpark and oval. All stairways will be used for communication purposes and require access features that are to be detailed for compliance during DD/CC Stage.

The following items are noted for further review:

- Stair at drop off zone to be suitably setback from adjacent paths of travel to accommodate required handrail extensions that cannot protrude into required paths of travel. This comment can be applied to all stairways (and ramps) adjacent to transverse paths of travel.
- Ensure the handrail termination is suitably turned down to comply and maintains 50mm min. clearances to all walls, columns and nearest obstructions. This comment can be applied to all stairways.

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

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

## 4.11 Passenger Lifts

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

#### Requirement:

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

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

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

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

#### Assessment:

There one (1) proposed lift in the current design.

One (1) passenger lift (travel distance no more than 12 m) provides vertical access from Level 0 (Ground Floor) to Level 2 of Block A. The lift is located at eastern side of the block, adjacent to a stairway and in proximity to the main school entrance, the main administration entry.

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

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

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

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

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

## 4.12 Accessible Sanitary Facilities & Showers

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

#### Requirement:

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

#### BCA Part F4D6 Accessible Unisex Sanitary Compartments

| Class of Building  | Minimum Accessible Unisex Sanitary Compartments to be provided                                      |
|--|---|
| Class 5, 6, 7, 8 or 9 – except for within a ward area of a Class 9a health care building | Where F4D5(a) requires closet pans –<br>(a) 1 on every storey containing sanitary compartments; and |

|  |   |
|--|---|
|  | (b) Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. |
|--|---|

**BCA Part F4D7 – Accessible Unisex Showers**

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

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

**Note:**

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

**Assessment:**

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

| Level                     | Block | Zone | Use           | LH        | RH       | Comment  |
|---------------------------|-------|------|---------------|-----------|----------|--|
| 0                         | A     | 1    | Assumed staff | 1         |          | Standalone + shower                                |
| 0                         | A     | 2    | Student       |           | 1        | At bank adjacent M and F ambulant toilets + shower |
| 0                         | A     | 2    | Student       | 1         |          | Standalone + shower                                |
| 0                         | A     | 2    | Staff         | 1         |          | At bank adjacent M and F ambulant toilets          |
| 0                         | A     | 2    | Assumed Staff | 1         | 1        | EOT + showers                                      |
| 0                         | A     | 3/4  | Student       | 1         |          | At bank adjacent M and F ambulant toilets          |
| 0                         | A     | 4    | Student       | 1         | 1        | Support Unit adjacent 2x ambulant stalls           |
| 1                         | A     | 2    | Student       | 1         |          | Adjacent 2x ambulant stalls                        |
| 1                         | A     | 2    | Staff         |           | 2        | Standalone facility                                |
| 1                         | A     | 2    | Student       |           | 1        | Standalone facility                                |
| 1                         | A     | 3/4  | Student       | 1         |          | Adjacent 2x ambulant stalls                        |
| 1                         | A     | 3/4  | Staff         |           | 1        | Standalone facility                                |
| 2                         | A     | 3/4  | Staff         |           | 1        | Standalone facility                                |
| 2                         | A     | 3/4  | Student       | 1         |          | Adjacent 2x ambulant stalls                        |
| 0                         | B     | -    | Student       | 1         |          | At bank adjacent M and F ambulant toilets + shower |
| 0                         | B     | -    | Staff         |           | 1        | Standalone + shower                                |
| <b>Total No. AWC – 17</b> |       |      |               | <b>10</b> | <b>9</b> |  |
|                           |       |      |               | Staff     | 3        | 6  |
|                           |       |      |               | Student   | 7        | 3  |

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

The following issues require further review:

- As illustrated by the table above, the current provision provides an imbalance in distribution of LH and RH toilet pan layouts for staff and students across the school. For equitable provision, recommend mirroring layouts on alternating levels.
- At various locations the wash basin encroaches into the required WC or shower recess circulation space

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

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

### 4.13 Ambulant Sanitary Facilities

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

##### Requirement:

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

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

##### Assessment:

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

| Level   | Block | Use     | Male     | Female   | Unspecified | Comment   |
|---|-------|---------|----------|----------|-------------|---|
| 0   | A     | Staff   |          |          | 1           | Standalone facility   |
| 0   | A     | Student | 1        | 1        |             | 2 gendered ambulant toilets within bank (adjacent to AWC)   |
| 0   | A     | Staff   |          |          | 2           | 2 standalone unspecified ambulant toilets (adjacent to AWC) |
| 0   | A     | Student | 1        | 1        |             | 2 standalone gendered ambulant toilets (adjacent to AWC)    |
| 0   | A     | Staff   |          |          | 1           | Standalone facility   |
| 0   | A     | Student | 1        | 1        |             | 2 standalone gendered ambulant toilets (adjacent to AWC)    |
| 1   | A     | Student | 1        | 1        |             | 2 standalone gendered ambulant toilets (adjacent to AWC)    |
| 1   | A     | Student | 1        | 1        |             | 2 standalone gendered ambulant toilets (adjacent to AWC)    |
| 2   | A     | Student | 1        | 1        |             | 2 standalone gendered ambulant toilets (adjacent to AWC)    |
| GF  | B     | Student | 1        | 1        |             | 2 gendered ambulant toilets within bank (adjacent to AWC)   |
| <b>Total No. Ambulant M/F – 7 / 7 + 4 (unspecified)</b> |       |         | <b>7</b> | <b>7</b> | <b>4</b>    |   |

As illustrated by the above table, the new works design includes provision for 7 male ambulant and 7 female ambulant toilets and 4 unspecified ambulant toilets.

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

The following issues require further review:

- 900 x 900 min. circulation space has not been provided directly behind all doors leading to ambulant toilets – currently basins/wall impede at various ambulant stalls.
- For compliance with BCA Part F4D5 (c) the unspecified ambulant toilets within a bank adjacent to an accessible toilet are required to be male ambulant and female ambulant facilities, compliant with AS1428.1:2009 Cl.16.
- Please refer to Group DLA BCA report for details on general BCA requirements for the provision of gendered (male and female) toilets for compliance min. sanitary provision requirements for building occupancy numbers.

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

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

#### 4.14 Adult Change Facilities

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

##### Requirement:

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

- An adult change facility is required in a Class 6 building that has a design occupancy of 3,500 or greater containing two or more sole occupancy units
- An adult change facility is required in a Class 9b sports venue that has a design occupancy of 35,000 spectators or greater, or which has a swimming pool with a perimeter 70m or greater.
- An adult change facility is required in a museum, art gallery, or theatre that has a design occupancy of 1,500 patrons or greater.
- Any adult change facility installed in accordance with the above is to comply with the requirements of BCA Specification 27

##### Assessment:

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

That said, the new works will, notwithstanding, include the provision of one such facility on Level 1 of Block A within the Support Unit. This would represent accessibility best practice and is in response to separate Client brief requirements.

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

#### 4.15 Accessible Car Parking

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

##### Requirement:

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

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

##### Assessment:

The design proposes a total of 53 car parking spaces as part of the new works, requiring a minimum of two (2) accessible car parking spaces that have not been designated as yet and will be required to be illustrated at next design stage.

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

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

#### 4.16 Accessible Drop-Off

##### References – AS2890.6, AS1428.1

##### Requirement:

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

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

##### Assessment:

The design documentation indicates one (1) drop off zone at the eastern main entry for all school users. There is a second drop off zone adjoining the southern carpark for the support hub on the southern end of Block A. As the drop-off zone is intended to be front of house (FOH) school entrances, it is recommended that they be designed to be accessible for people with disability in compliance with AS2890.6:2009 with provision of a kerb ramp access in compliance with AS1428.1:2009 located at the rear of the drop off zone/car space.

#### 4.17 Hearing Augmentation

##### References – Premises Standards 2010 / BCA Part D4D8



#### **Requirement:**

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

- (i) In a room in a Class 9b building; or
  - (ii) In an auditorium, conference room, meeting room or room for judicatory purposes; or
  - (iii) At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.
- The hearing augmentation system type and minimum coverage area is to be in accordance with BCA Part D4D8.
  - Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system (other than a public address system used for emergency warning purposes only).

#### **Assessment:**

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

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

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

## **4.18 Signage**

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

#### **Requirement:**

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

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

**Assessment:**

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

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

**4.19 Exemptions – Areas not Required to be Accessible****References – Premises Standards 2010 / BCA Part D4D5****Requirement:**

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

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

**Assessment:**

At this stage, there are various areas within the design that could be warranted as being Part D4D5 exempt from access requirements such as:

- Block A: comms room, cleaner's rooms, MSB, MCR, security store, BCR, plant, store;
- Block B: BCR, garden store, chair/performance store, PE/sports store, CDS, bulk store, OSHC store, canteen office/store room;

Further information would be required on areas such as the other Stores and/or other potential areas to determine if proposed as common-use staff areas or if restricted use areas seeking Part D4D5 exemption.

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

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

**4.20 External Landscaping****References – AS 1428.1 and AS1428.2****Requirement:**

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

**Assessment:**

Based on the information provided at this stage of the design there will be considerable external landscaping works. The focus for recreational space appears to be an outdoor play area proposed at the southern and eastern side of the school buildings. Additionally, there is one basketball court, and one oval proposed towards south of site.

As the design progresses, all external paths leading to and surrounding the new building would need to include nominated dimensions for widths, gradients and crossfalls for review during further design stages. It is highly recommended that all key external facilities, such as the sports fields, are connected on hardstand paths of travel that are accessible within the meaning of AS1428.1 for equity and inclusion.

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

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

## 5.0 CONCLUSION

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the requirements of the Federal Disability (Access to Premises – Buildings) Standards 2010 ('Premises Standards'), the access provisions of Volume 1 of the Building Code of Australia 2022 ('BCA') and referenced Australian Standards (AS), with consideration of the objectives of the Federal Disability Discrimination Act 1992 (DDA).

Potential impacts can be appropriately mitigated or managed to ensure that there is minimal, impact on the locality, community and/or the environment. Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

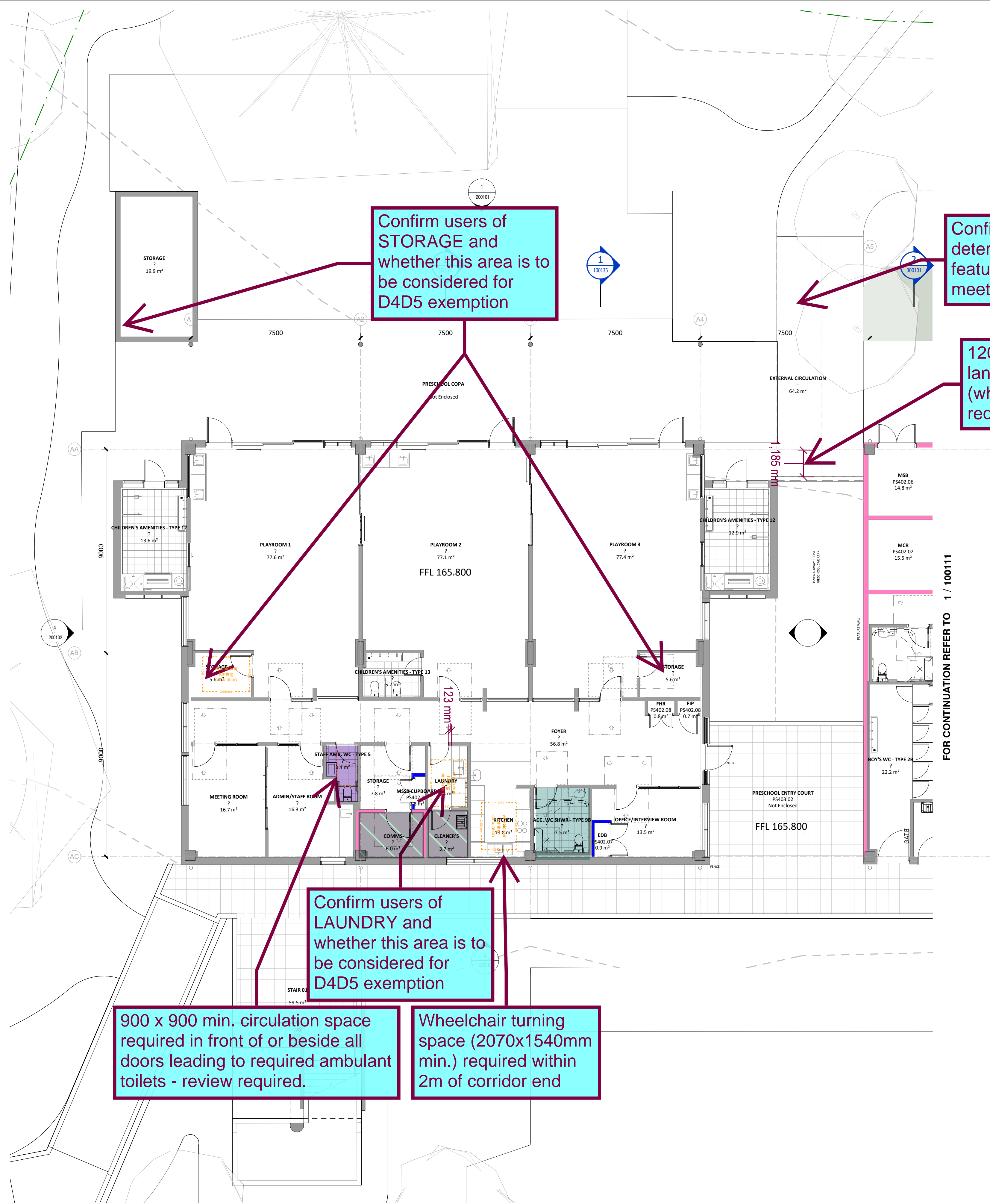
## 6.0 APPENDIX A – DOCUMENTATION ASSESSED

This access report has been prepared with reference to the supplied documentation as listed in the table below prepared by PTW Architects, dated 10 January 2025.

| Drawing No.                  | Title                         | Rev | Date       |
|------------------------------|-------------------------------|-----|------------|
| WJPS-PTW-B00A-GF-DR-A-100101 | GA - BUILDING A - ZONE 1 - GF | 2   | 31/01/2025 |
| WJPS-PTW-B00A-GF-DR-A-100111 | GA - BUILDING A - ZONE 2 - GF | 2   | 31/01/2025 |
| WJPS-PTW-B00A-GF-DR-A-100121 | GA - BUILDING A - ZONE 2 - GF | 2   | 31/01/2025 |
| WJPS-PTW-B00A-GF-DR-A-100131 | GA - BUILDING A - ZONE 4 - GF | 2   | 31/01/2025 |
| WJPS-PTW-B00A-L1-DR-A-100102 | GA - BUILDING A - ZONE 1 - L1 | 2   | 31/01/2025 |
| WJPS-PTW-B00A-L1-DR-A-100112 | GA - BUILDING A - ZONE 2 - L1 | 2   | 31/01/2025 |
| WJPS-PTW-B00A-L1-DR-A-100122 | GA - BUILDING A - ZONE 3 - L1 | 2   | 31/01/2025 |
| WJPS-PTW-B00A-L1-DR-A-100132 | GA - BUILDING A - ZONE 4 - L1 | 2   | 31/01/2025 |
| WJPS-PTW-B00A-L2-DR-A-100123 | GA - BUILDING A - ZONE 3 - L2 | 2   | 31/01/2025 |
| WJPS-PTW-B00A-L2-DR-A-100133 | GA - BUILDING A - ZONE 4 - L2 | 2   | 31/01/2025 |
| WJPS-PTW-B00B-GF-DR-A-100201 | GA - BUILDING B - GF          | 2   | 31/01/2025 |
| WJPS-PTW-ZZ-GF-DR-L-000001   | LANDSCAPE PLAN                | 1   | 25/01/2025 |

**Table 5.1 – Documentation Assessed**

## **7.0 APPENDIX B – MARKUPS**



Confirm users of STORAGE and whether this area is to be considered for D4D5 exemption

Confirm gradient to determine what access features are required to meet AS1428.1

1200mm min. landing required (when no turning required)

Confirm users of LAUNDRY and whether this area is to be considered for D4D5 exemption

900 x 900 min. circulation space required in front of or beside all doors leading to required ambulant toilets - review required.

Wheelchair turning space (2070x1540mm min.) required within 2m of corridor end

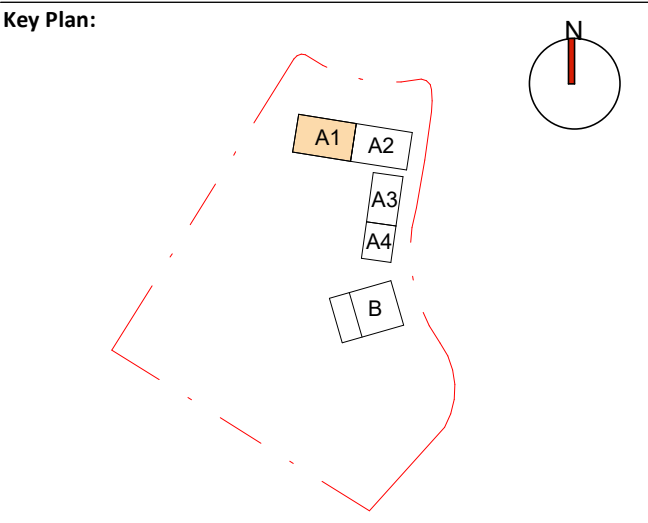
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  4. NO PLANNING INPUT PROVIDED AS PART OF CONCEPT DESIGN
  5. NO DETAILED TRAFFIC ENGINEERING REVIEW OR INPUT HAS BEEN PROVIDED AS PART OF THE CONCEPT DESIGN
  6. TREE REMOVAL BY LANDCOM IS CAPTURED ON SEPARATE DOCUMENTATION LSK-01 240924
  7. WJPS: Trees to be removed by Landcom (ISSUED ON 24/09/2024)
  8. NO UPDATE CIVIL INFORMATION PROVIDED FOR THE CONCEPT DESIGN. THESE DRAWINGS ARE NOT TO BE USED FOR ANY BULK EARTHWORKS.
  9. THE PLANNING AND HUB LAYOUTS ARE BASED ON THE INFORMATION PROVIDED IN THE PATTERNBOOK (ISSUED ON 2/10/2024). HUB LAYOUTS SHOWN HAVE BEEN PROVIDED FOR FINAL ENDORSEMENT BY DAIS FOR THE PATTERNBOOK.
  10. THE ADDITION OF A GRID (BETWEEN GRIDS A5-A6) AS PER THE DIRECTION AGREED AT THE DESIGN TEAM MEETING BY AREA 3 (1/10/2024)

**LEGEND**

- SITE BOUNDARY LINE
- SITE SETBACK LINES
- EXISTING TREES
- TREE LINES - TREE PROTECTION ZONE (TPZ)
- TREE LINES - STRUCTURAL ROOT ZONE (SRZ)
- PROPOSED TREES
- TREES TO BE REMOVED BY LANDCOM
- EXISTING NATURAL GROUND LINE
- WALKWAYS
- UPK
- PS101 GLS HUB
- PS102 GLS SUPPORT HUB
- PS201 ADMINISTRATION HUB
- PS202 STAFF HUB
- PS203 HALL, CANTEN & OSHC
- PS204 LIBRARY HUB
- PS401 STUDENT AMENITIES
- PS402 OTHER STORAGE/SERVICES
- PS403 OTHER MOVEMENT/SERVICES
- PS501 OUTDOOR AREAS

**LEGEND WALL FRL**

- FRL - /60/60
- FRL 60/60/60
- FRL 120/120/120



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| Rev | Amendment              | By | Chk* | Date     |
|-----|------------------------|----|------|----------|
| 2   | DRAFT SCHEMATIC DESIGN | FJ | DJ   | 31/01/25 |
| 1   | FOR INFORMATION        | FJ | DJ   | 10/01/25 |

\*Chk - Registered Architect

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Simon Parsons  
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NSW ARB 11274

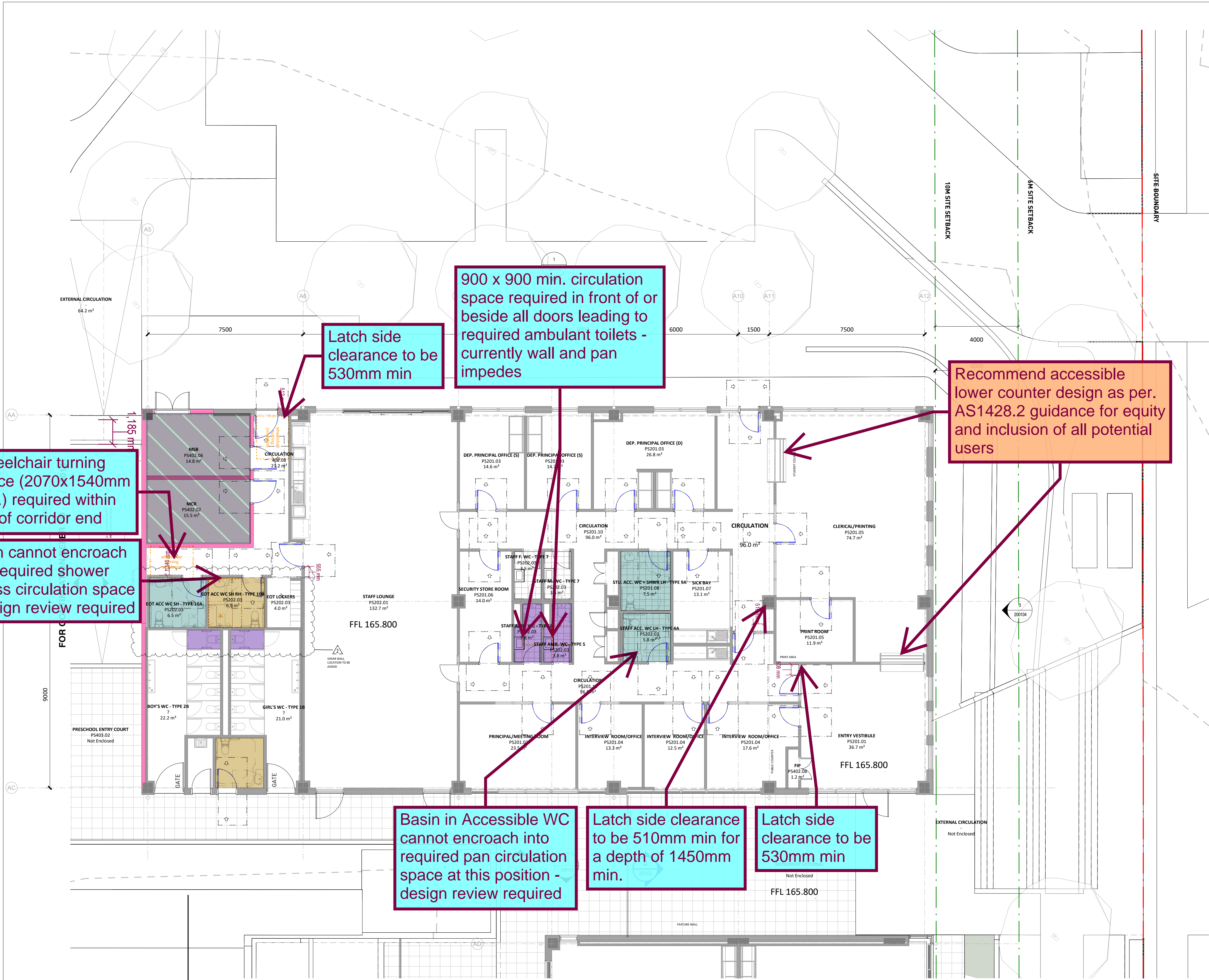
**Project** PA030518  
**Wilton Junction School**  
11 Greenbridge Dr, Wilton NSW 2571  
Dharawal and Gundungurra Country

**Title**  
10 - GENERAL ARRANGEMENT PLANS  
GA - BUILDING A - ZONE 1 -  
GROUND FLOOR  
0 1 2 5 8m  
As indicated@A1  
**Drawing Number** WJPS-PTW-B00A-GF-DR-A-100101  
**Revision** 2  
**Phase**  
SCHEMATIC DESIGN

**FOR WRITTEN ENDORSEMENT TO PROCEED**  
**SIGN, STAMP AND DATE:** NOT RECEIVED BY PTW 31/01/2025

**1** GENERAL ARRANGEMENT PLAN - BUILDING A - ZONE 1 - GROUND FLOOR  
1 : 100 @A1





**1** GENERAL ARRANGEMENT PLAN - BUILDING A - ZONE 2 - GROUND FLOOR  
1 : 100 @A1

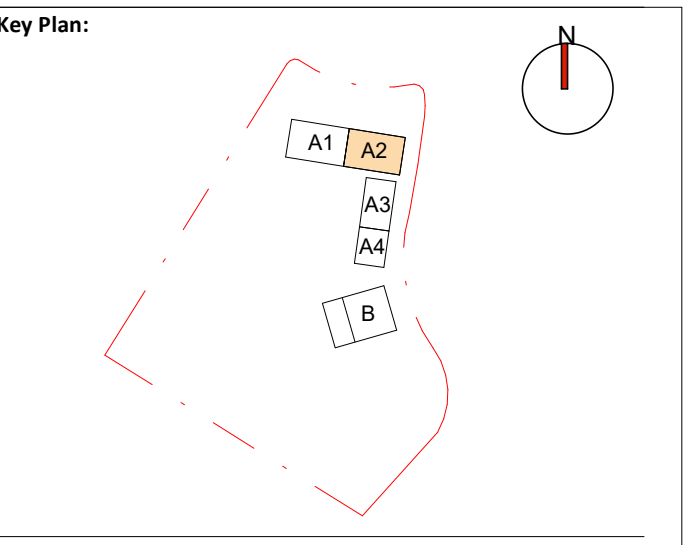
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**LEGEND**

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- SITE SETBACK LINES
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- PS501 OUTDOOR AREAS

**LEGEND WALL FRL**

- FRL - /60/60
- FRL 60/60/60
- FRL 120/120/120



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|-----|------------------------|----|------|----------|
| 2   | DRAFT SCHEMATIC DESIGN | FJ | DJ   | 31/01/25 |
| 1   | FOR INFORMATION        | FJ | DJ   | 10/01/25 |

\*Chk - Registered Architect

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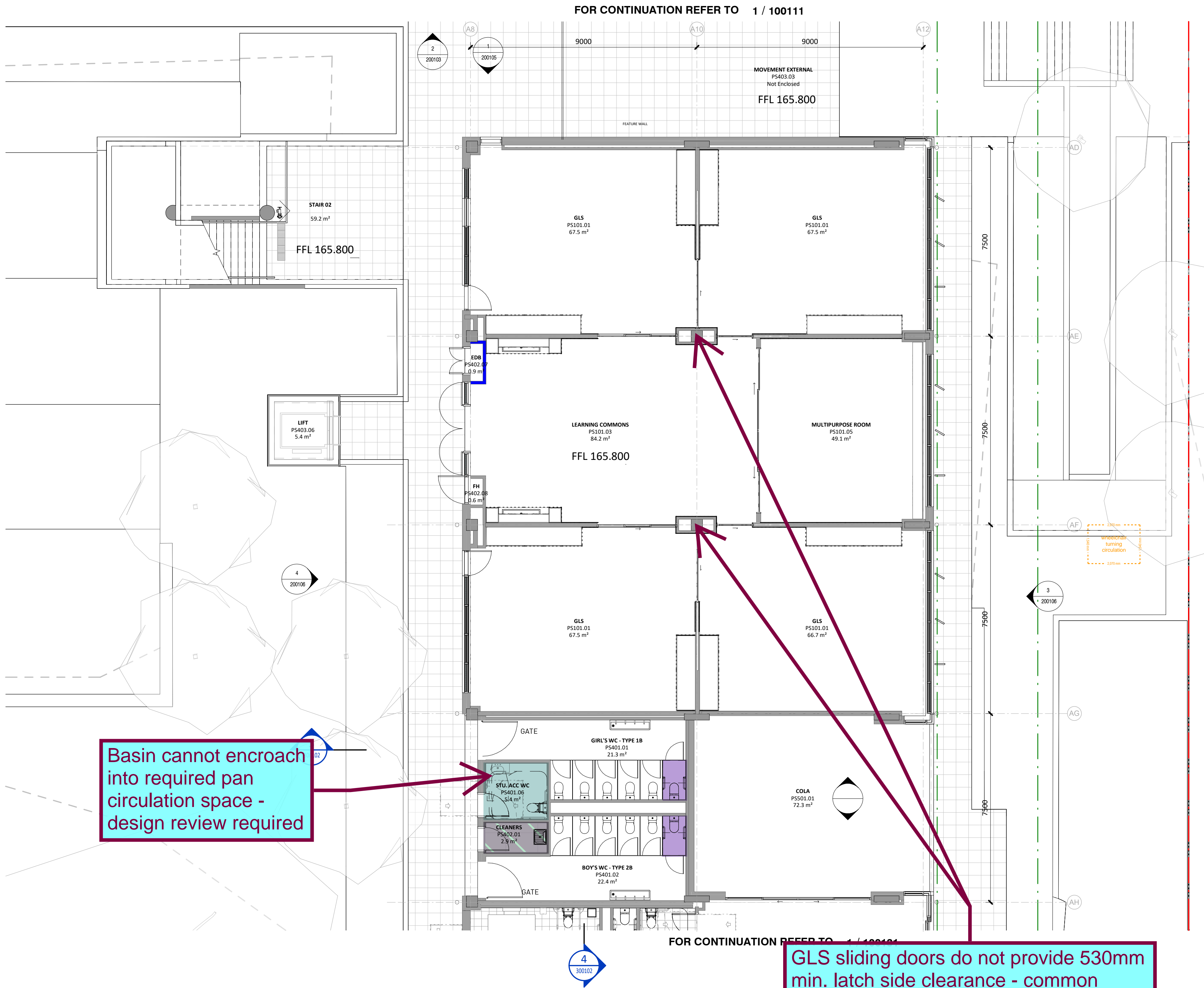
**Project** PA030518  
**Wilton Junction School**  
11 Greenbridge Dr, Wilton NSW 2571  
Dharawal and Gundungurra Country

| Title          | 10 - GENERAL ARRANGEMENT PLANS<br>GA - BUILDING A - ZONE 2 -<br>GROUND FLOOR |
|----------------|--|
| Revision       | As indicated@A1  |
| Drawing Number | WJPS-PTW-B00A-GF-DR-A-100111   |
| Phase          | SCHEMATIC DESIGN   |

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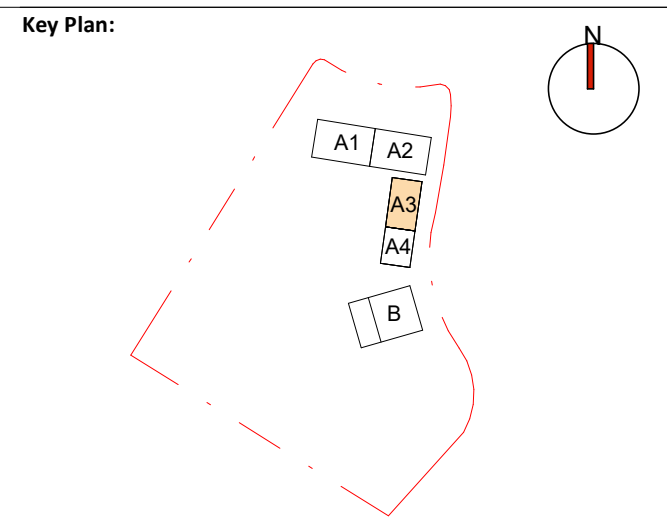
1 GENERAL ARRANGMENT PLAN - BUILDING A - ZONE 3 - GROUND FLOOR  
1 : 100 @A1

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#### LEGEND

- SITE BOUNDARY LINE
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- EXISTING TREES
- TREE LINES - TREE PROTECTION ZONE (TPZ)
- TREE LINES - STRUCTURAL ROOT ZONE (SRZ)
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- PS501 OUTDOOR AREAS

| LEGEND WALL FRL |                 |  |
|-----------------|-----------------|--|
| Blue            | FRL - /60/60    |  |
| Orange          | FRL 60/60/60    |  |
| Pink            | FRL 120/120/120 |  |



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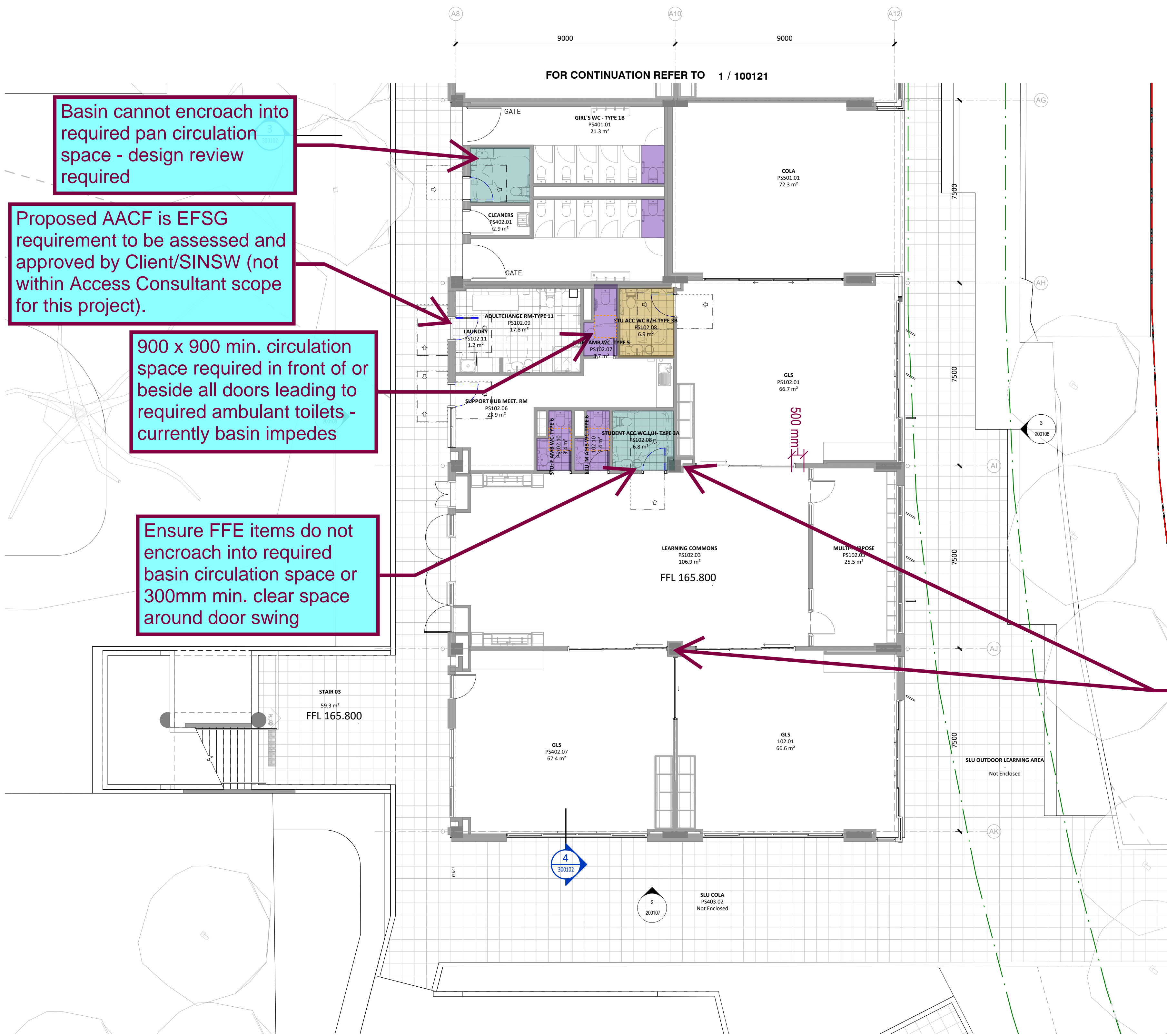
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**Revision** 2  
**Phase**  
SCHEMATIC DESIGN

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TO PROCEED**

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AND DATE:** NOT RECEIVED BY PTW 31/01/2025



Basin cannot encroach into required pan circulation space - design review required

Proposed AACF is EFSG requirement to be assessed and approved by Client/SINSW (not within Access Consultant scope for this project).

900 x 900 min. circulation space required in front of or beside all doors leading to required ambulant toilets - currently basin impedes

Ensure FFE items do not encroach into required basin circulation space or 300mm min. clear space around door swing

GLS sliding doors do not provide 530mm min. latch side clearance - common issue throughout multiple areas. Performance solution required. PS justification would require off-set handle (400mm min. from leading door edge for slide-side approach) and lightweight door operation to meet AS1428.1.

AS1428.1 Cl. 13.3.3

1 GENERAL ARRANGEMENT PLAN - BUILDING A - ZONE 4 - GROUND FLOOR  
1 : 100 @A1

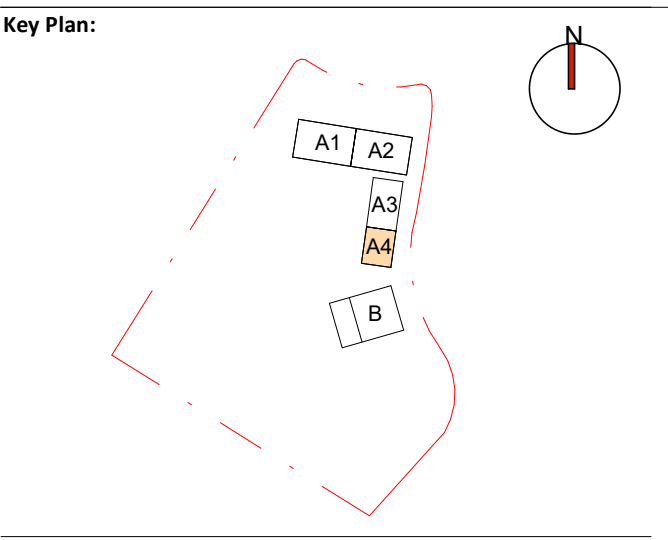
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**LEGEND**

- SITE BOUNDARY LINE
- SITE SETBACK LINES
- EXISTING TREES
- TREE LINES - TREE PROTECTION ZONE (TPZ)
- TREE LINES - STRUCTURAL ROOT ZONE (SRZ)
- PROPOSED TREES
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- PS101 GLS HUB
- PS103 GLS SUPPORT HUB
- PS104 GLS CANTEN HUB
- PS105 HALL, CANTEN HUB
- PS106 LIBRARY HUB
- PS107 SERVICES
- PS108 SERVICES

**LEGEND WALL FRL**

- FRL - /50/40
- FRL - 60/60/40



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| 2   | DRAFT SCHEMATIC DESIGN | FJ | DI   | 31/01/25 |
| 1   | FOR INFORMATION        | FJ | DI   | 10/01/25 |

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Client  
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**Nominated Architects**  
Simon Parsons NSW ARB 6098  
Diane Jones NSW ARB 4778  
Nela Marojevic NSW ARB 11274

**Project** PA030518  
**Wilton Junction School**  
11 Greenbridge Dr, Wilton NSW 2571  
Dharawal and Gundungurra Country

**Title**  
10 - GENERAL ARRANGEMENT PLANS  
GA - BUILDING A - ZONE 4 -  
GROUND FLOOR

**Drawing Number** WJPS-PTW-B00A-GF-DR-A-100131  
**Revision** 2




**Phase**  
SCHEMATIC DESIGN

**FOR WRITTEN ENDORSEMENT TO PROCEED**

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| LEGEND WALL FRL   |                 |
|---|-----------------|
|  | FRL - /60/60    |
|  | FRL 60/60/60    |
|  | FRL 120/120/120 |

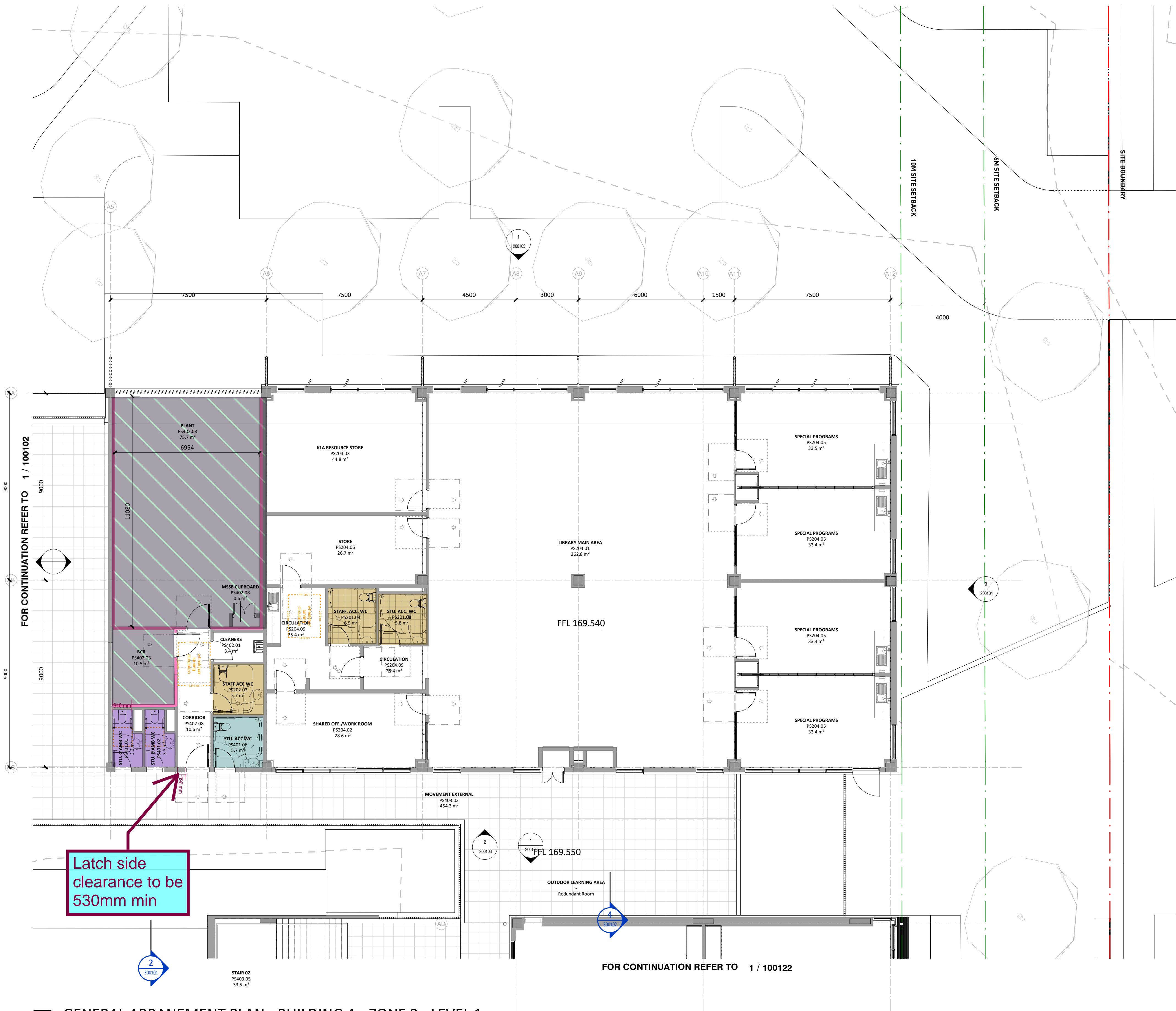
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AND DATE: NOT RECEIVED BY PTW 31/01/2025**

## Phase

### SCHEMATIC DESIGN

Autodesk Docs://Wilton Junction Public School/WJPS-PTW-B00A-ZZ-M3-A-0001.rvt

31/01/2025 6:55:38 PM

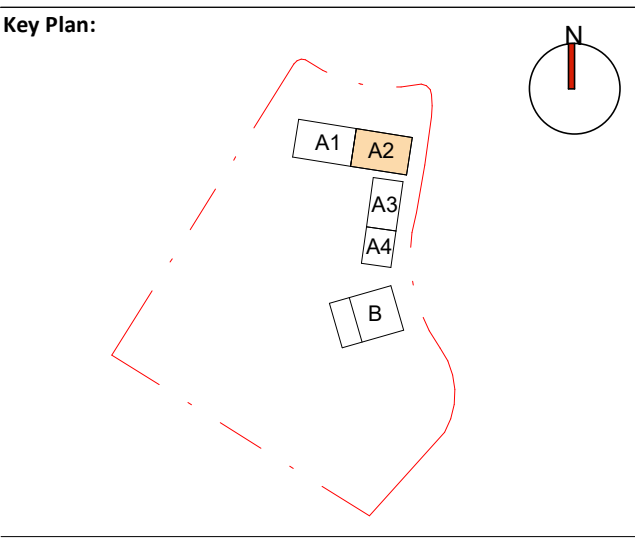


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- SITE BOUNDARY LINE
- SITE SETBACK LINES
- EXISTING TREES
- TREE LINES - TREE PROTECTION ZONE (TPZ)
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- WALKWAYS
- UPK
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- PS201 ADMINISTRATION HUB
- PS202 STAFF HUB
- PS203 HALL, CANTEN & SHC
- PS204 LIBRARY HUB
- PS401 STUDENT AMENITIES
- PS402 OTHER STORAGE/SERVICES
- PS403 OTHER MOVEMENT/SERVICES
- PS501 OUTDOOR AREAS

| LEGEND WALL FRL |     |             |  |
|-----------------|-----|-------------|--|
| ■               | FRL | - /60/60    |  |
| ■               | FRL | 60/60/60    |  |
| ■               | FRL | 120/120/120 |  |



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| Rev | Amendment              | By | Chk* | Date     |
|-----|------------------------|----|------|----------|
| 2   | DRAFT SCHEMATIC DESIGN | FJ | DJ   | 31/01/25 |
| 1   | FOR INFORMATION        | FJ | DJ   | 10/01/25 |

\*Chk - Registered Architect

### Consultant

### Client

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### Architect

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Project PA030518

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Dharawal and Gundungurra Country

### Title

10 - GENERAL ARRANGEMENT PLANS  
GA - BUILDING A - ZONE 2 -  
LEVEL 1

0 1 2 5 8m  
As indicated@A1

Drawing Number Revision

WJPS-PTW-B00A-L1-DR-A-100112 2

### Phase

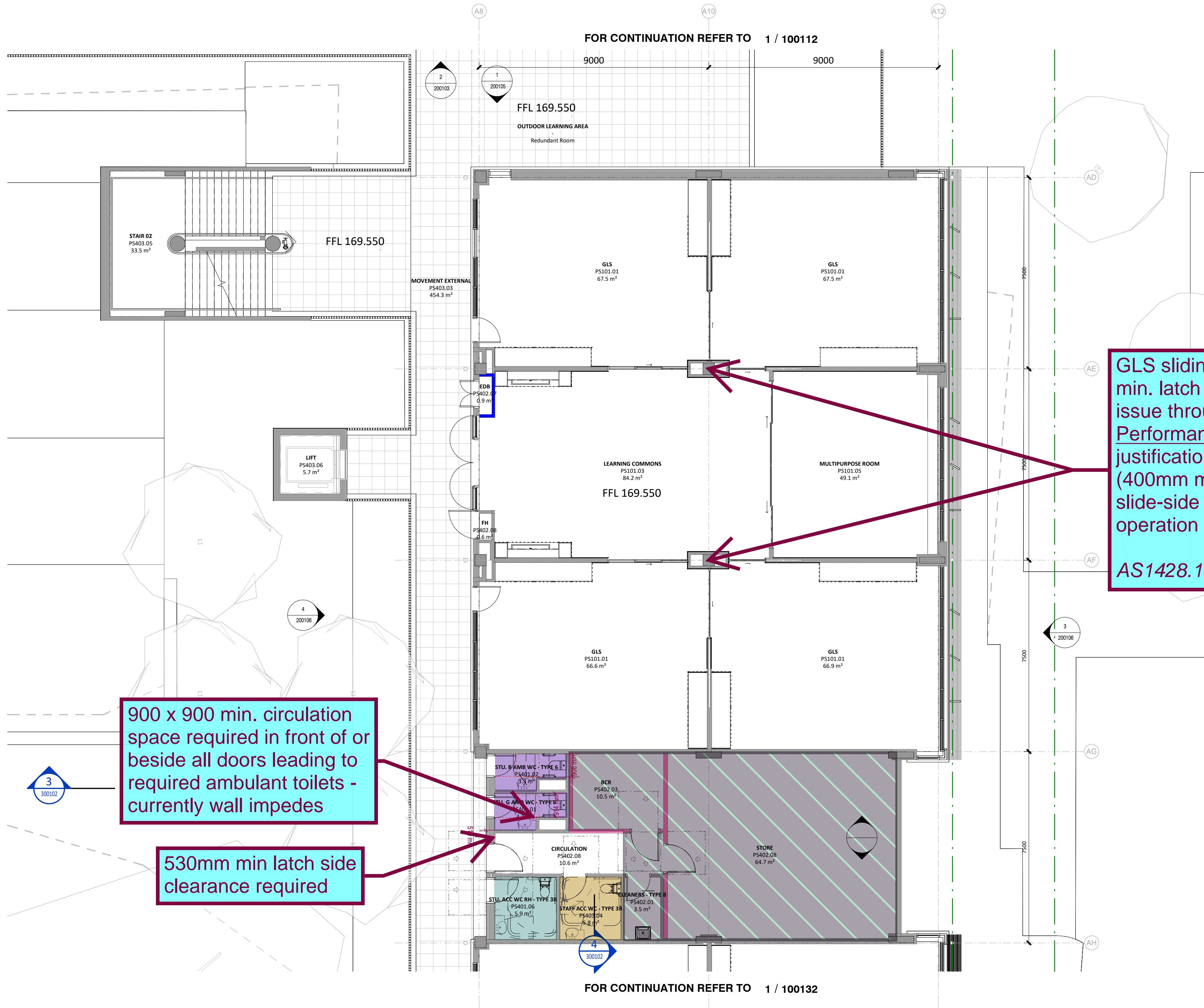
SCHEMATIC DESIGN

**FOR WRITTEN ENDORSEMENT  
TO PROCEED**

SIGN, STAMP  
AND DATE: NOT RECEIVED BY PTW 31/01/2025

**1 GENERAL ARRANEMENT PLAN - BUILDING A - ZONE 2 - LEVEL 1**  
1 : 100 @A1





1 GENERAL ARRANGMENT PLAN - BUILDING A - ZONE 3 - LEVEL 1  
1 : 100 @A1

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  6. TREE REMOVAL BY LANDCOM IS CAPTURED ON SEPARATE DOCUMENTATION LSK-01 240924 WJPS. Trees to be removed by Landcom (ISSUED ON 24/09/2024)
  7. NO UPDATE CIVIL INFORMATION PROVIDED FOR THE CONCEPT DESIGN. THESE DRAWINGS ARE NOT TO BE USED FOR ANY BULK EARTHWORKS.
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LEGEND

- SITE BOUNDARY LINE
- SITE SETBACK LINES
- EXISTING TREES
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- PS402 OTHER STORAGE/SERVICES
- PS403 OTHER MOVEMENT/SERVICES
- PS501 OUTDOOR AREAS

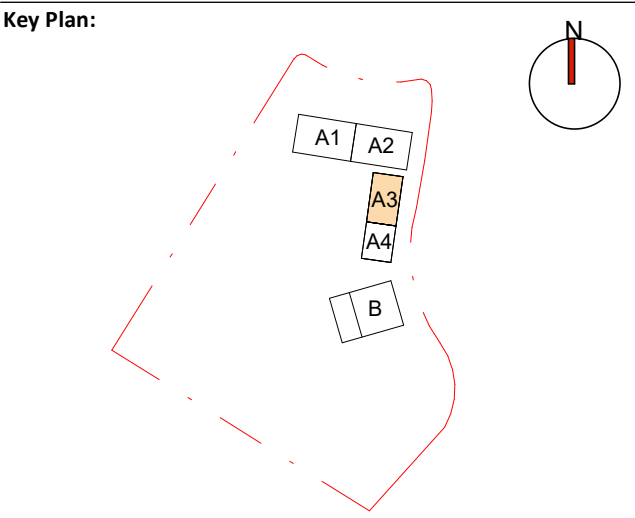
| LEGEND WALL FRL |     |             |  |
|-----------------|-----|-------------|--|
| Blue            | FRL | - /60/60    |  |
| Orange          | FRL | 60/60/60    |  |
| Pink            | FRL | 120/120/120 |  |

GLS sliding doors do not provide 530mm min. latch side clearance - common issue throughout multiple areas. Performance solution required. PS justification would require off-set handle (400mm min. from leading door edge for slide-side approach) and lightweight door operation to meet AS1428.1.

AS1428.1 Cl. 13.3.3

900 x 900 min. circulation space required in front of or beside all doors leading to required ambulant toilets - currently wall impedes

530mm min latch side clearance required



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**Title**  
10 - GENERAL ARRANGEMENT PLANS  
GA - BUILDING A - ZONE 3 -  
LEVEL 1

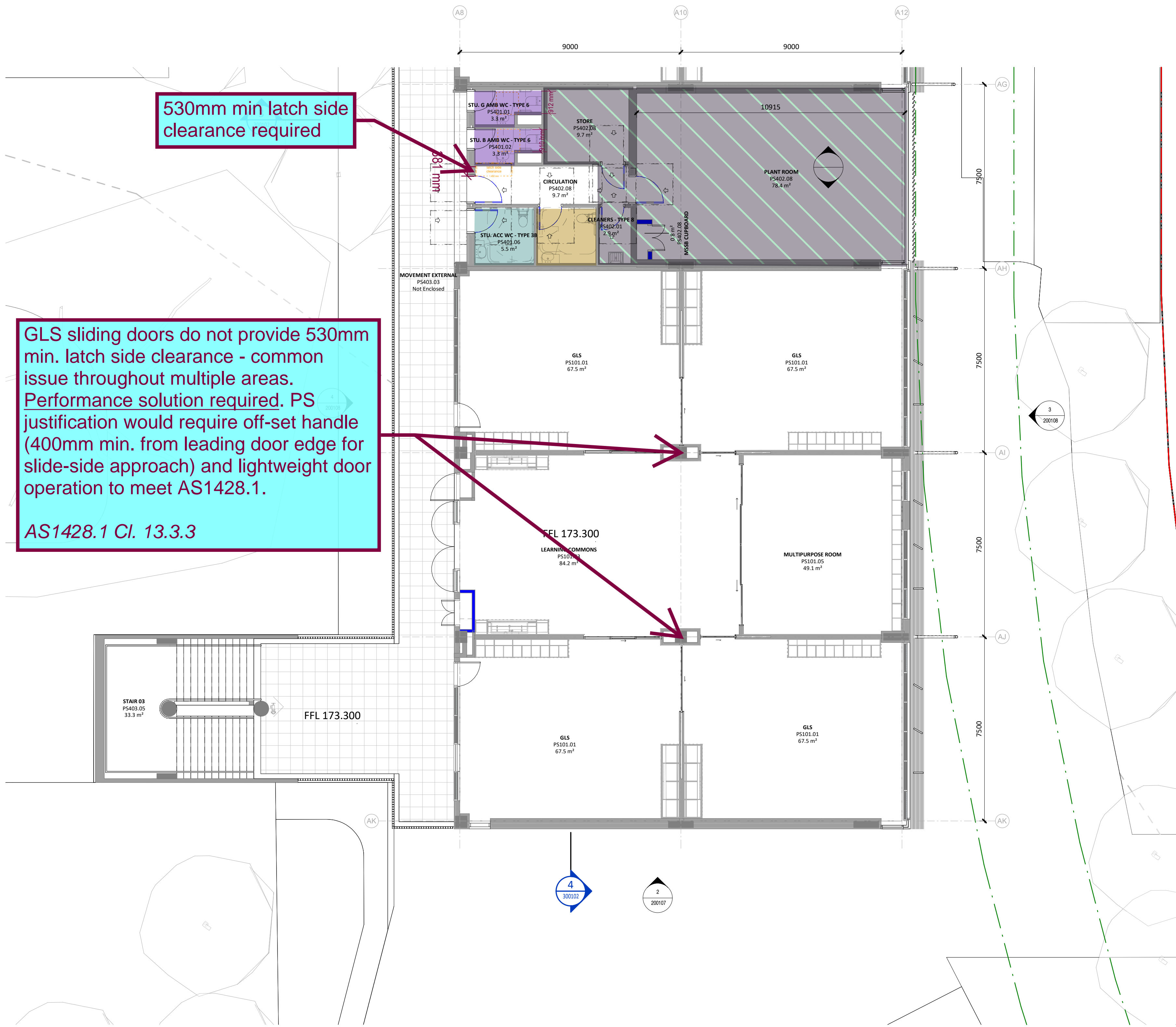
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As indicated@A1

**Drawing Number** WJPS-PTW-B00A-L1-DR-A-100122  
**Revision** 2

**Phase**  
SCHEMATIC DESIGN

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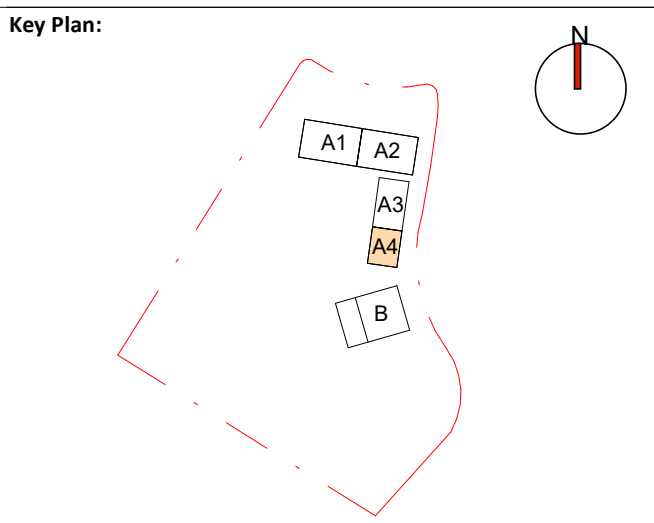
1 GENERAL ARRANGMENT PLAN - BUILDING A - ZONE 4 - LEVEL 2  
1 : 100 @A1

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| LEGEND WALL FRL |     |             |  |
|-----------------|-----|-------------|--|
| Blue            | FRL | - /60/60    |  |
| Orange          | FRL | 60/60/60    |  |
| Pink            | FRL | 120/120/120 |  |



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| 2   | DRAFT SCHEMATIC DESIGN | FJ | DJ   | 31/01/25 |
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0 1 2 5 8m  
As indicated@A1

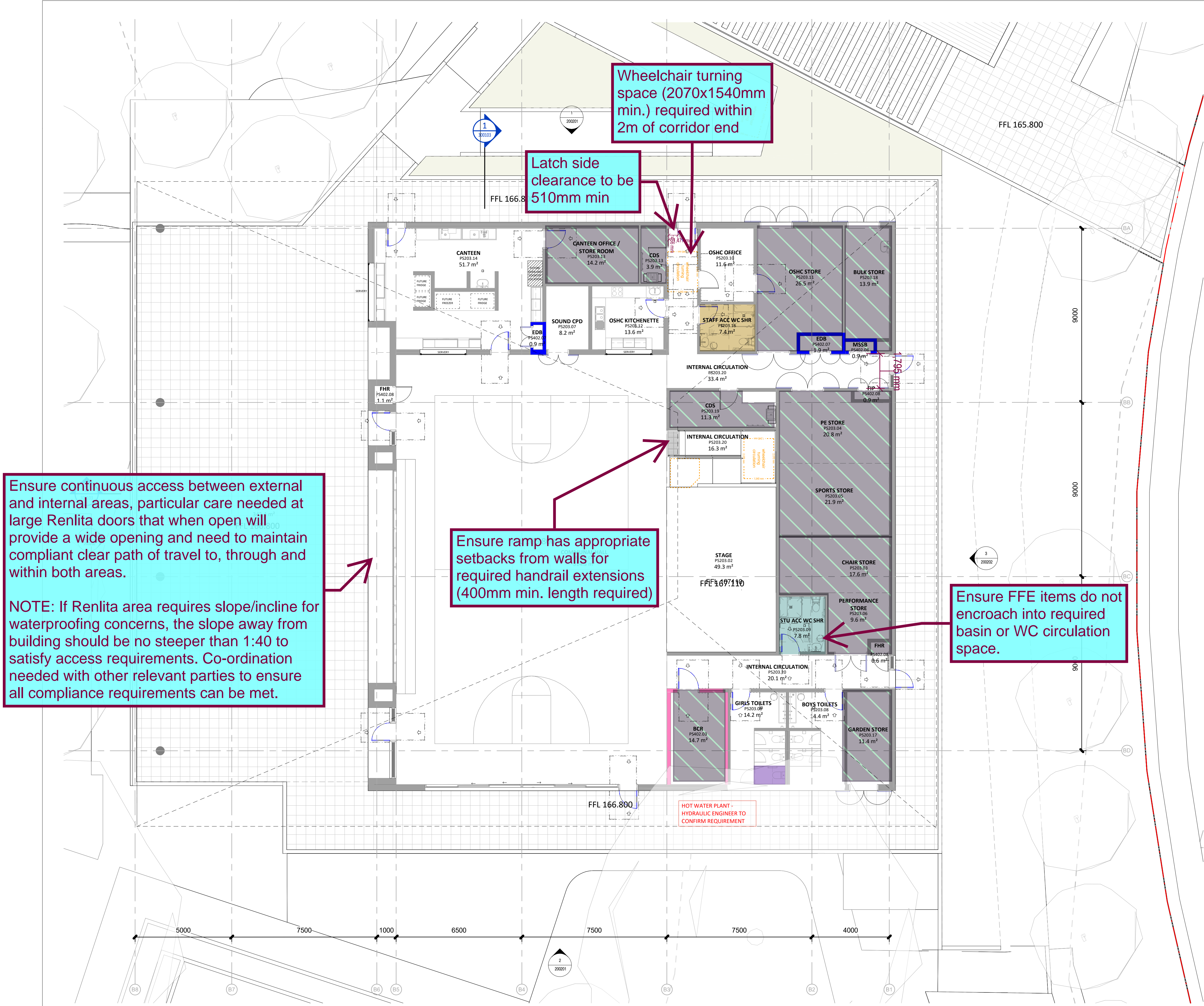
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**Revision** 2

**Phase**  
SCHEMATIC DESIGN

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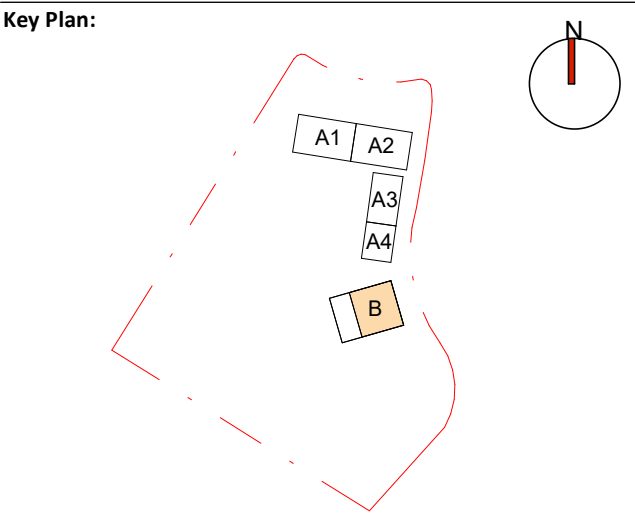
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|-----------------|-----------------|--|--|
| Blue            | FRL - /60/60    |  |  |
| Orange          | FRL 60/60/60    |  |  |
| Pink            | FRL 120/120/120 |  |  |

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**Title**  
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GA - BUILDING B - GROUND FLOOR

0 1 2 5 8m  
As indicated@A1

**Drawing Number**  
WJPS-PTW-B00B-GF-DR-A-100201

**Revision**  
2

**Phase**  
SCHEMATIC DESIGN

**1** GENERAL ARRANGEMENT PLAN - BUILDING B - GROUND FLOOR  
1 : 100



