



Access for People with Disabilities

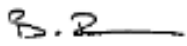
Design Compliance Report

Schematic Design Review

Sutherland Public School Hall Upgrade

Report Number & Revision:	MSA2604_DDA_SUT_2.2
Prepared For:	NSW Department of Education
Date of Issue:	12th February 2025

Revision History & Quality Management

Report Number		Rev	Status	Date
MSA2604_DDA_SUT_1.0		Rev1.0	Draft Concept Level Design	30.09.24
MSA2604_DDA_SUT_1.1		Rev1.1	Concept Level Design	14.10.24
MSA2604_DDA_SUT_2.0		Rev2.0	Draft Schematic Level Design	20.11.24
MSA2604_DDA_SUT_2.1		Rev2.1	Schematic Level Design	11.12.24
MSA2604_DDA_SUT_2.2		Rev2.2	Schematic Level Design – updated following planning comments	12.02.25
Role	Name + Signatures	Credentials		
Choose an item.	 Brett Inglis ASSOCIATE	Accredited BCA Consultant & Certifier Associate DDA Accessibility Consultant Building and Development Certifier Registration No. BDC05024 Association of Consultants in Access Australia – ACAA No.0801 MAIBS, MAAC,		
Choose an item.	 Daniel Murrow BCA & DDA Consultant	Building Code Consultant DDA Accessibility Consultant		
Choose an item.	 Matt Shuter DIRECTOR	Accredited BCA Consultant & Certifier (Highest Level) Accredited DDA Accessibility Consultant (Highest Level) Building and Development Certifier Registration No. BDC0809 Association of Consultants in Access Australia – ACAA No.0564 MAIBS, MAAC, MACAA		

© Matt Shuter + Associates. All rights reserved.

This document has been prepared solely for the use of our client in accordance with our current professional standards and as per our agreement for providing compliance consulting services. The technical and intellectual content contained within this document is confidential and remains the property of Matt Shuter + Associates. The document is prepared for the express use by the nominated client and Matt Shuter + Associates do not endorse the use of this document by any third party.

This document represents the opinions of Matt Shuter & Associates 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 construed as legal opinions. No warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document.

This document has been prepared based on the information provided to our office. Matt Shuter + Associates accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the assessment. Subject to the above conditions, this document may be transmitted, reproduced or disseminated only in its entirety.

Contents

Executive Summary & Mitigation Measures	4
Table 1.0 – Significant DDA Mitigation Measures	4
1.0 Introduction.....	5
2.0 Assessed Information	6
3.0 Purpose of Report	6
4.0 Applicable Legislation, Codes & Standards.....	7
4.1. Federal Disability Discrimination Act 1992 (“DDA”)	7
4.2. Federal Disability (Access to Premises Buildings) Standards 2010	8
4.3. The Building Code of Australia	8
4.4. Australian Standards	8
4.5. Accessibility Best Practice.....	9
4.6. Glossary, Definitions & Acronyms	9
4.0 Limitations of the Report	13
5.0 Building Characteristics	14
5.1 Building & Location Description	14
5.2 BCA Assessment Data.....	14
6.0 Access Assessment & Mitigation Measures	15
7.0 Conclusion	44
Attachment A- Accessible Toilet Facility Summary of Requirements	45
Attachment B - Ambulant Toilet Facility Summary of Requirements.....	52
Attachment C – Assessed Plans	55

Executive Summary & Mitigation Measures

This report has assessed the **Schematic Design** for the proposed **Sutherland Public School Hall Upgrade** under the relevant requirements relating to "Access for People with Disabilities".

This report has been prepared to support a Review of Environmental Factors for the New Hall, pursuant to Part 5 of the Environmental Planning and Assessment Act (EP&A Act).

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

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

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

Table 1.0 – Significant DDA Mitigation Measures

#	Clause	DDA Mitigation Measures	Status
1.	Various	Design Detail Further to the above matters, those items that are indicated as " <i>Can Readily Comply – (Subject to Detail)</i> " in Table 3.0 also require further detailed to allow full assessment by the DDA Consultant.	Further Detail Required

1.0 Introduction

This report has assessed the **Schematic Design** for the proposed **Sutherland Public School Hall Upgrade** under the relevant requirements relating to “Access for People with Disabilities”.

The intention of the report is to ensure fulfilment of the objective of the Disability Discrimination to eliminate, as far as possible, discrimination against persons on the ground of disability and ensure, as far as practicable, that persons with a disability have the same rights of access to premises and facilities as the rest of the community.

This report has been prepared to support a Review of Environmental Factors for the New Hall, pursuant to Part 5 of the Environmental Planning and Assessment Act (EP&A Act).

The subject site is located at 38-54 Eton Street Sutherland NSW 2232 (see Figure 1.0). The Sutherland Public School is approximately 1.35 ha in area and is made up of the following 16 allotments:

- Lot 1, DP6600
- Lot 2, DP6600
- Lot 3, DP6600
- Lot 4, DP6600
- Lot 5, DP6600
- Lot 6, DP6600
- Lot 7, DP6600
- Lot 8, DP6600
- Lot 9, DP6600
- Lot 10, DP6600
- Lot 5, Section 45, DP802
- Lot 6, Section 45, DP802
- Lot 7, Section 45, DP802
- Lot 8, Section 45, DP802
- Lot 9, Section 45, DP802
- Lot 10, Section 45, DP802



Figure 1.0 – Subject Site

The proposed works involve upgrades to the existing Sutherland Public School. This will include demolition of existing Block J, garden bed, car parking spaces, and associated structures, construction of a new single storey school hall, and associated civil works. The proposal retains the existing student capacity at the Sutherland Public School.

MSA have been advised that the project will be carried out over one continuous construction period for the demolition and construction works.

2.0 Assessed Information

This report is based on assessment of the following information:

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

3.0 Purpose of Report

The purpose of this report is to:

- Assess the specified design documentation against the accessibility related requirements of the Building Code of Australia, principles of the Disability Discrimination Act, 1992 and technical accessibility standards as specified in Section 3.0 of this report,

- Clearly identify any areas of the design documentation where accessibility compliance is not achieved and provide recommendations to provide for, as far as is reasonable, safe, equitable and dignified access and use to the development / building,
- Identify accessibility “best practice” opportunities and ensure fulfilment of the DDA’s objective to eliminate, as far as possible, discrimination against persons on the ground of disability and ensure, as far as practicable, that persons with a disability have the same rights of access to premises and facilities as the rest of the community.

4.0 Applicable Legislation, Codes & Standards

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

4.1. Federal Disability Discrimination Act 1992 (“DDA”)

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

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

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

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

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

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

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

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

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

4.3. The Building Code of Australia

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

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

4.4. Australian Standards

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

- Relevant parts of AS1428.1-2001/2009 “*Design for Access and Mobility – Part 1: General Requirements for Access New Building Works*”
- Relevant parts of AS1428.2-1992 “*Design for Access and Mobility – Enhanced and Additional Requirements – Buildings and Facilities*”

- *Relevant parts of AS1428.4-1992 "Design for Access & Mobility – Part 4 Tactile Ground Surface Indicators For Orientation of People with Visual Impairment"*
- *Relevant parts of AS1428.4.1-2009 "Design for Access & Mobility–Part 4.1 Means to Assist the Orientation of People with Vision Impairment – Tactile Ground Surface Indicators"*
- *AS1735.12-1999 "Lifts, Escalators & Moving Walkways – Part 12 – Facilities for Persons with Disabilities"*
- *AS2890.5 "Parking Facilities, Part 5: On-street parking"*
- *AS2890.6-2009 "Parking Facilities - Off Street Parking for People with Disabilities"*

4.5. Accessibility Best Practice

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

4.6. Glossary, Definitions & Acronyms

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

Accessible

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

Accessway or Accessible Path

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

Ambulant disabilities (people with)

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

AS

AS means Australian Standard published by Standards Australia.

AS1428.1

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

BCA

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

Braille

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

Circulation space

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

Continuous accessible path of travel

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

DDA

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

Desirable (Recommendations or Requirements)

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

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

Disability

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

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

Deemed-to-Satisfy (DTS)

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

Encroachment

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

Essential (Recommendations or Requirements)

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

Handrails (Accessible)

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

Hazard

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

Landing

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

Luminance Reflective Value (LRV)

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

Performance Requirement

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

Performance Solution

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

Principal Pedestrian Entrance

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

Ramp

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

Ramp, kerb

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

Ramp, step

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

Ramp, threshold

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

Sensory impairment

Any significant loss of hearing or vision.

Sole occupancy unit

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

- (a) a dwelling;
- (b) a room or suite of rooms in a Class 3 building, as defined in the BCA, which includes sleeping facilities;
- (c) a room or suite of associated rooms in a Class 5, 6, 7, 8 or 9 building, as defined in the BCA; or

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

Tactile ground surface indicator (TGSi)

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

Tactile signs

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

Walkway

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

4.0 Limitations of the Report

The report is subject to the following limitations:

- The assessment is limited to the proposed project scope only as depicted in the assessed information referred to in Section 2.0 of this report and (where applicable) does not consider any existing building compliance beyond that specified in the project scope. Any existing building may/will contain existing non-compliances that are not necessarily addressed by this project scope.
- Some accessibility requirements are recognised as being interpretive in nature. Where these matters are encountered, interpretations are made in accordance with the definitions contained in Section 4.6 "Glossary, Definitions & Acronyms" of this report and Matt Shuter & Associates (MSA) policy. Other specific interpretations relevant to this assessment are included throughout where required.
- The Disability Discrimination Act, 1992 is complaints-based legislation. Compliance with the recommendations of this report does not assure or guarantee compliance with the provisions of the DDA and is limited to technical assessment of the proposed project scope only.
- The information provided to MSA as nominated in Section 2.0 is accepted in good faith as accurate and correct.

5.0 Building Characteristics

5.1 Building & Location Description

5.1.1 Sutherland Public School Hall Upgrade

The development is a **Sutherland Public School Hall Upgrade** located at 38-54 Eton Street, Sutherland, NSW.

The proposed development specifically consists of the erection of a new school hall with stage, kitchenette/canteen, OSHC Office, Cola, storeroom and student and staff amenities as depicted in the image below.

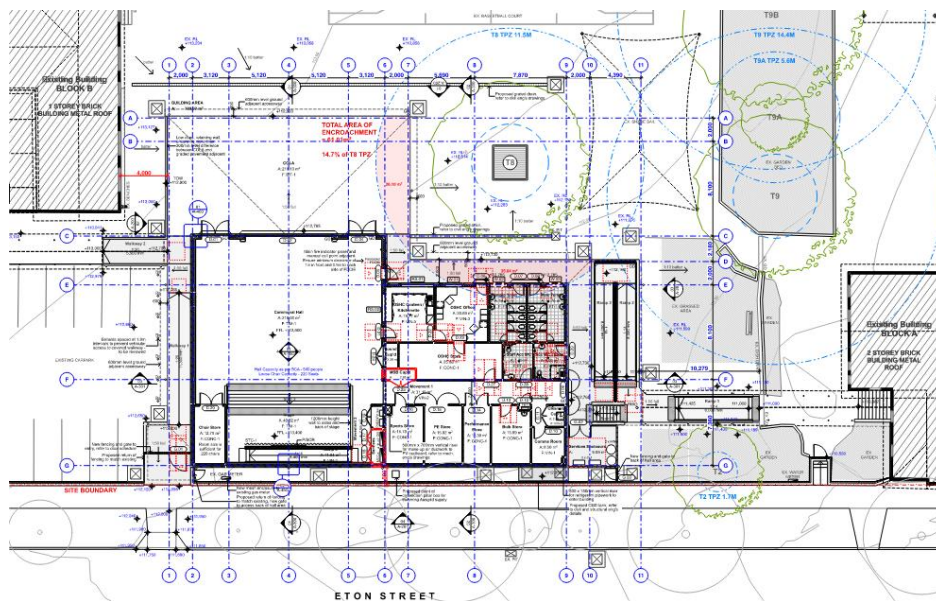


Figure 5.1.1 – Site/Floor Plan (source: Ground Floor Plan by BKA Architecture)

Refer to separate Architectural Design Report for full extent of proposed works under scope.

5.2 BCA Assessment Data

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

Table 5.2 BCA & Access Assessment Data

BCA Clause		Proposed
A6G1	Classification	Class 9b (Assembly Building)
C2D3	Rise in Stories	1
Schedule 1	Effective Height	Less than 12m

6.0 Access Assessment & Mitigation Measures

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

The following notations are made in the below table:

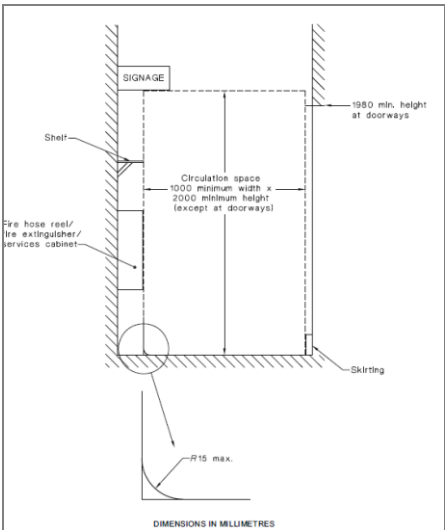
Table 6.0 – Status Key for DDA Compliance Assessment Table

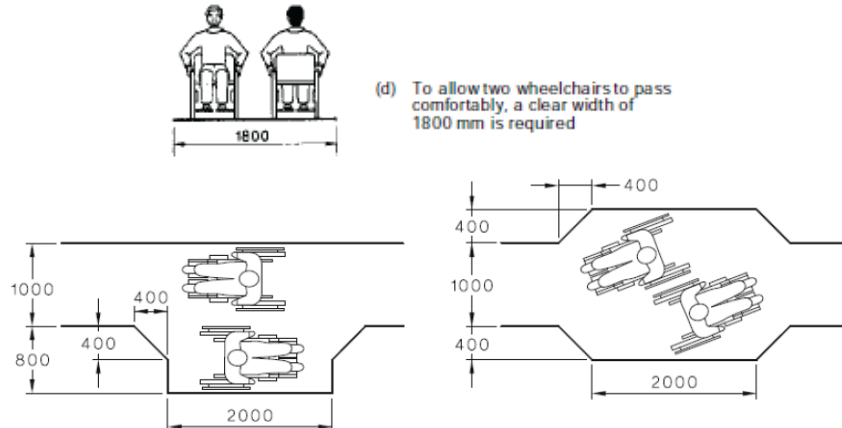
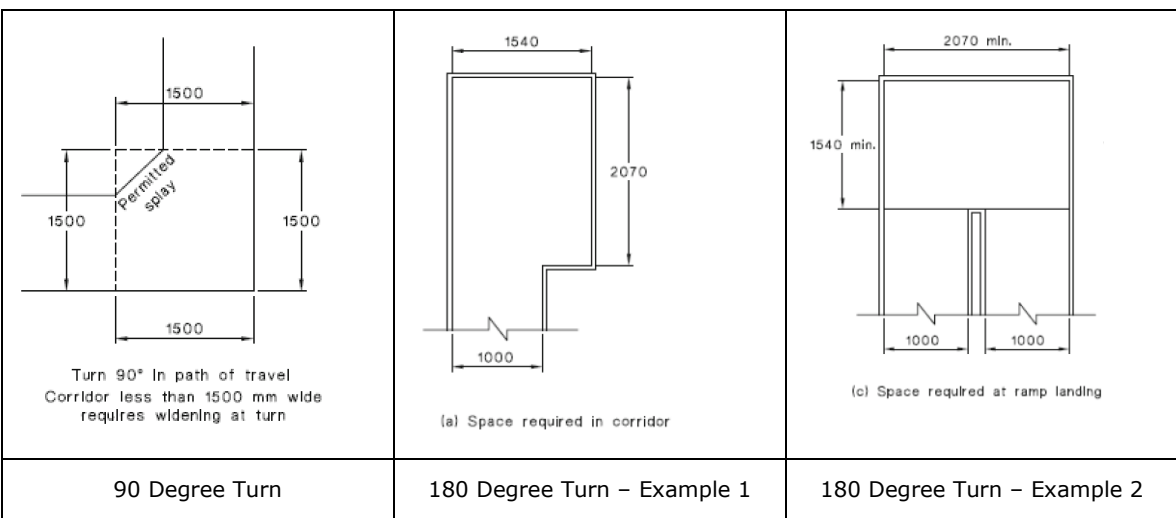
Status	Description
Complies	The design documentation for new building works demonstrates compliance with the relevant deemed-to-satisfy accessibility / DDA requirement as relevant to the project scope
Can Readily Comply <i>Subject to Additional Detail</i>	Though strict & full compliance can't necessarily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

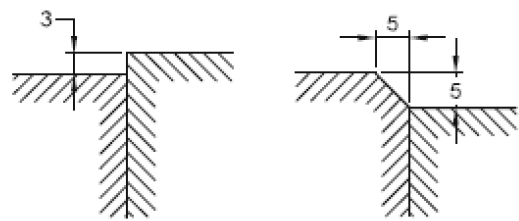
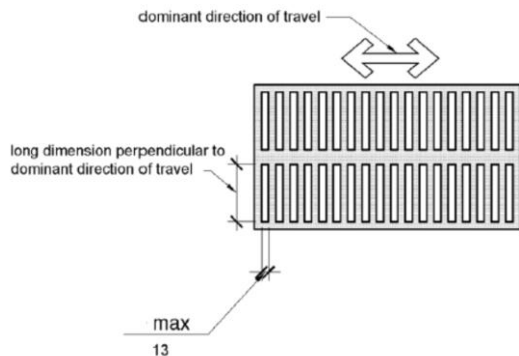
Table 6.0 provides a summary of the technical accessibility / DDA compliance requirements and should be read in conjunction with the full terms, wording and requirements of the relevant accessibility legislation, BCA and Australian Standards.

Table 3.0 – DDA Compliance Schedule

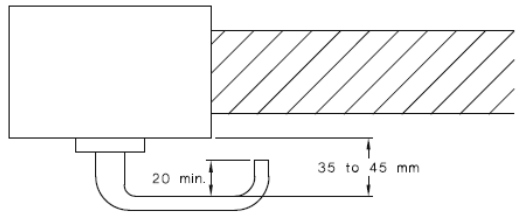
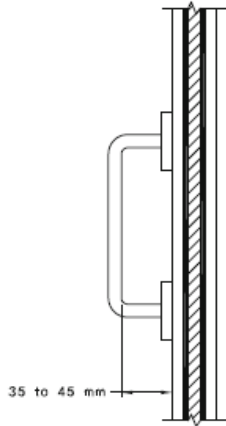
Clause	Accessibility Requirement	Compliance Comment	Status
What Buildings Must be Accessible?			
BCA D4D2	Class 9b – Schools & Early Childhood Centres Accessible Areas To and within all areas normally used by the occupants.	INFORMATIONAL - the clause is informational only in nature	Informational
Access to Buildings			
BCA D4D3(1)(a)	Accessway provided from main points of pedestrian entry at the allotment boundary to building entry	The design details an appropriate level of compliance for this stage of the design. A door schedule including door widths, door hardware, contrast and accessway gradients/crossfall details to be supplied during later design stages	Can Readily Comply (Subject to Additional Detail)
BCA D4D3(1)(b)	Accessway provided between other accessible buildings connected by a pedestrian link	MSA is advised that the remaining buildings on site are currently not accessible and their upgrade does not form part of the project's scope. It is recommended (<i>desirable</i>) that the design allows for an accessible connection to the existing covered walkways leading to the other school buildings to future proof the design for the potential accessible upgrade of these building at a later time. The design details an appropriate level of compliance for this stage of the design.	Can Readily Comply (Subject to Additional Detail) <i>Desirable Recommendation</i>
BCA D4D3(1)(c)	Accessway provided between any accessible carparking space on the allotment and building entry	The site currently does not have any accessible carparking spaces and the provision of new accessible carparking spaces does not form part of the project's scope. It is recommended (<i>desirable</i>) that the design allows for an accessible connection to the existing covered walkways leading to the carpark to future proof the design for the potential upgrade of the carpark at a later time. The design details an appropriate level of compliance for this stage of the design.	Can Readily Comply (Subject to Additional Detail) <i>Desirable Recommendation</i>
BCA D4D3(2)(a)	Accessway provided through the 'principal pedestrian entrance' and not less than 50% of all entrances.	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply (Subject to Additional Detail)
BCA D4D3(2)(b)	Where the floor area of the building exceeds 500m ² , a non-accessible entrance must not be located more than 50m from an accessible entrance.	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply (Subject to Additional Detail)
BCA D4D3(3)(a)&(5)	If the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible (minimum 850mm width)	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply (Subject to Additional Detail)
BCA D4D3(3)(b) &(5)	If a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible and minimum 850mm clear width (except auto-opening doors).	NA	Not Applicable

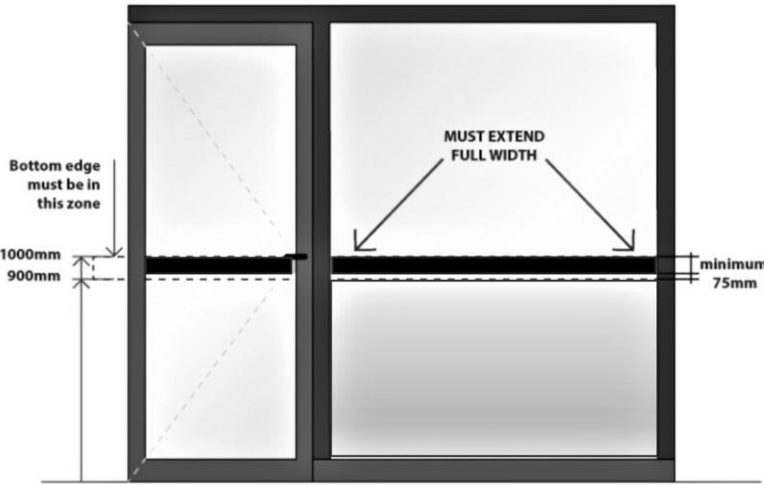
Clause	Accessibility Requirement	Compliance Comment	Status
Accessible Building Parts & Concessions			
BCA D4D4	Features Required to be Accessible - Accessible path accessways complying with detailed requirements of AS1428.1-2009 - Ramps (other than fire isolated ramps) but including 1:14-1:20 ramps, step ramps, kerb ramps and door threshold ramps must comply with Clause 10 of AS1428.1-2009. - Stairways (other than the fire isolated stairways) are required to comply with Clause 11 of AS1428.1-2009. - Fire isolated stairways are required to comply with Clause 11.1 (f) and (g) of AS1428.1 - Every passenger lift must comply with BCA E3D7 and E3D8 - Concessions from passenger lift requirements in 3 storey Class 5,6,7b or 8 buildings with a floor area of less than 200m² for the upper storeys. - Specific requirements apply in relation to carpets in accessible areas.	Informational – detailed requirements are contained below for the relevant accessible features	Informational
BCA D4D4(f)	Accessible Exemption – Ramp or Lift to Small Class 5, 6, 7b or 8 Storeys A ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building— - containing not more than 3 storeys; and - with a floor area for each storey, excluding the entrance storey, of not more than 200 m²	N/A – not applicable to current design	Not Applicable
BCA D4D5	Accessible Exemption – Inappropriate or Unsafe Areas - Access into certain areas are provided with a concession from the general Access requirements. - Areas where it would be inappropriate because of the use of the particular area. - An area that poses a health/safety risk for people with a disability.	Services enclosures, cleaners cupboards and comms rooms would generally be granted a concession under this clause. Access into the remaining rooms appears capable of compliance. A door schedule including door widths, door hardware, contrast and threshold ramp details to be supplied during later design stages	Can Readily Comply (Subject to Additional Detail)
The Accessible Path			
BCA D4D4, Clause 6.2 & 6.3 of AS1428.1	Accessible Path Clear Width Accessible paths must be a minimum 1000mm wide (or 1800mm minimum to avoid passing bays) and free of any protruding obstructions. 	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply (Subject to Additional Detail)

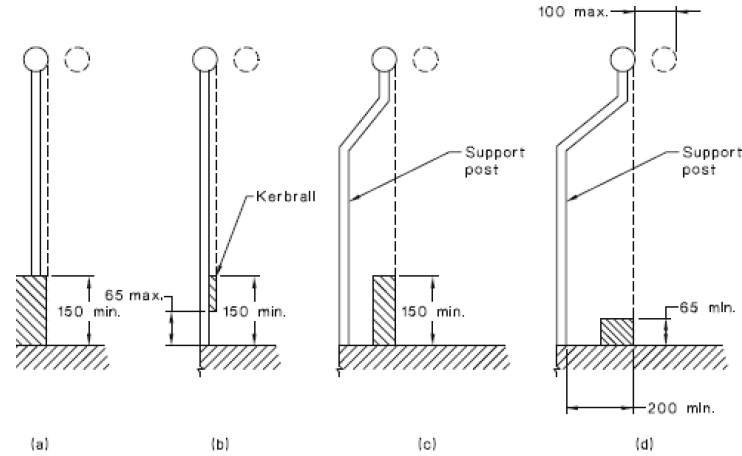
Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D4, Clause 6.2 & 6.3 of AS1428.1	Accessible Path Clear Height Unobstructed clear height of no less than 2000mm and 1980mm at doorways	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply (Subject to Additional Detail)
10.1 of AS1428.1	Accessible Path Crossfall Maximum crossfall of 1:40, or 1:33 where bitumen	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply (Subject to Additional Detail)
BCA D4D4(c)(d) & 6.4 of AS1428.1	Passing Bays - Must be provided at no greater than 20m intervals to allow two wheelchairs to pass. - This is only required where the accessible path is less than 1800mm width and where a direct line of sight is not available. - An intersection of an accessway must satisfy <i>both</i> passing bay and turning space dimensions  (d) To allow two wheelchairs to pass comfortably, a clear width of 1800 mm is required	The design details an appropriate level of compliance for this stage of the design.	Complies
BCA D4D4 & 6.5 of AS1428.1	Circulation space must be provided in front of key accessible features and along the accessible path to allow the following turns 90 degree turn - 1500mm x 1500mm 180 degree turn - 2070mm x 1540mm 360 degree turn – 2250mm x 2250mm (2450mm x 2450mm preferred/desirable) - Turning spaces must be provided within 2m of the accessway end and no greater than 20m apart along the accessway  Turn 90° In path of travel Corridor less than 1500 mm wide requires widening at turn (a) Space required in corridor (c) Space required at ramp landing	The design details an appropriate level of compliance for this stage of the design.	Complies

Clause	Accessibility Requirement	Compliance Comment	Status																				
Floor Surfaces																							
Clause 7 of AS1428.1	Abutting Floor Surfaces Provide a smooth transition between abutting surfaces (including recessed mats). A construction tolerance of +/- 3mm for vertical differences is allowable or +/- 5mm where edges are rounded or beveled. Gaps must not exceed 5mm in width. 	Can readily comply subject to future details	Can Readily Comply (Subject to Additional Detail)																				
Clause 7.5 of AS1428.1	Floor Grates Surface grates must have circular openings not greater than 13mm, or slotted openings not greater than 13mm traverse to the direction of travel.  Example of slotted Grate with 13mm max	Can readily comply subject to future details	Can Readily Comply (Subject to Additional Detail)																				
BCA Table D3D15	Slip Resistance The following slip resistance levels must be met per AS4586-2013 <table><tr><th rowspan="2">Application</th><th colspan="2">Surface Conditions</th></tr><tr><th>Dry</th><th>Wet</th></tr><tr><td>Ramp steeper than 1:14</td><td>P4 (W) or R11</td><td>P5 (V) or R12</td></tr><tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 (X) or R10</td><td>P4 (W) or R11</td></tr><tr><td>Tread or Landing Surface</td><td>P3 (X) or R10</td><td>P4 (W) or R11</td></tr><tr><td>Nosing or landing edge strip</td><td>P3 (X)</td><td>P4 (W)</td></tr><tr><td>General</td><td>P3(X) or R10</td><td>P4 (W) or R11</td></tr></table> Specification notes &/or test reports for proposed materials required to confirm compliance.	Application	Surface Conditions		Dry	Wet	Ramp steeper than 1:14	P4 (W) or R11	P5 (V) or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 (X) or R10	P4 (W) or R11	Tread or Landing Surface	P3 (X) or R10	P4 (W) or R11	Nosing or landing edge strip	P3 (X)	P4 (W)	General	P3(X) or R10	P4 (W) or R11	Can readily comply subject to future details	Can Readily Comply (Subject to Additional Detail)
Application	Surface Conditions																						
	Dry	Wet																					
Ramp steeper than 1:14	P4 (W) or R11	P5 (V) or R12																					
Ramp steeper than 1:20 but not steeper than 1:14	P3 (X) or R10	P4 (W) or R11																					
Tread or Landing Surface	P3 (X) or R10	P4 (W) or R11																					
Nosing or landing edge strip	P3 (X)	P4 (W)																					
General	P3(X) or R10	P4 (W) or R11																					

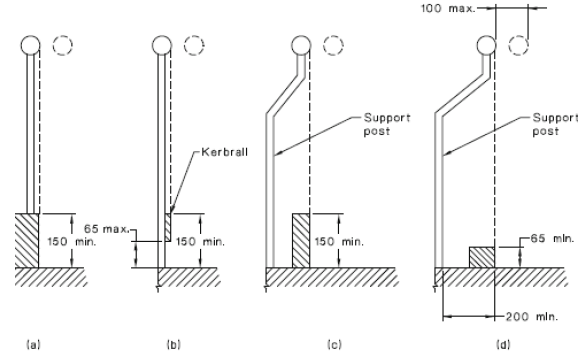
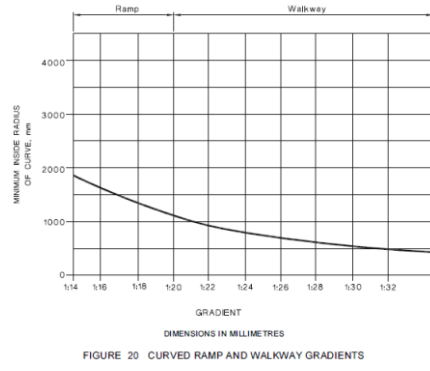
Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D4(g) & (h)	Carpets – on the accessible path must ensure: - the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm, - A combined thickness of carpet and pile shall not exceed 15mm.	Can readily comply subject to future details	Can Readily Comply (Subject to Additional Detail)
Doorways & Doors			
Clause 13 of AS1428.1	Clear Opening of Doorways - Minimum 850mm clear opening (usually requires 920mm door leaf) - Where double doors are used, this applies to the active leaf	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply (Subject to Additional Detail)
Clause 13 of AS1428.1	Circulation Space at Doorways - Clear circulation space around the per Section 13 of AS1428.1-2009 dependant on if a swing door, sliding door or power-operated door - Door leaf should be inset minimally and no more than 300mm max to allow functional use - Landings at doorways to be equivalent size to the required circulation space (max 1:40 crossfall) <i>Example of Swing Door Circulation under Figure 31 Example of Sliding Door Circulation Space under Figure 32</i>	The design details an appropriate level of compliance for this stage of the design.	Complies
Clause 13.4 of AS1428.1	Distance Between Successive Doors in Passages Minimum 1450mm clearance required between door swing / leaf and next successive door on an accessible path airlock or vestibule. <i>Distance between Successive Doors – Figure 34 of AS1428.1</i>	N/A – not applicable to current design	Not Applicable

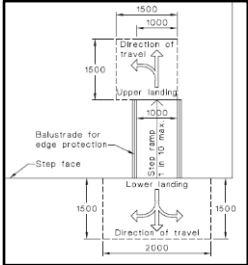
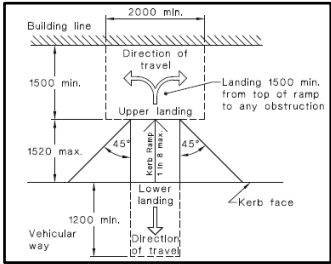
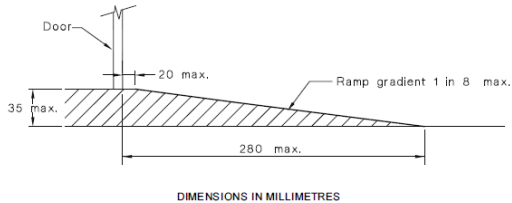
Clause	Accessibility Requirement	Compliance Comment	Status
Clause 13.5 of AS1428.1	Accessible Door Hardware & Features - General - For doors other than fire doors and smoke doors where a door closer is fitted, the force required at the door handle to operate the door shall not exceed 20N for the following: - To initially open the door - To swing or slide the door - To hold the door open between 60° and 90° - Locking snibs must have a lever handle of a minimum length of 45mm from the centre of the spindle - Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door - Glazing on doors must have a lower edge 300mm-1000mm and top edge 1600mm+ above floor level. It must be at least 150mm wide and not extend within 200mm of the latch edge of the door. - Door must contain Luminance Contrast between door, jamb &/or wall of 30% provided to identify the door (see "Colour Contrast" of this report)	Can readily comply subject to future details including door schedule	Can Readily Comply (Subject to Additional Detail)
Clause 13.5 of AS1428.1	Swinging Door Hardware - Lever type handles that don't need to be gripped, pinched or twisted should be provided - The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch - Located 900mm-1100mm above floor level 	Can readily comply subject to future details including door schedule	Can Readily Comply (Subject to Additional Detail)
Clause 13.5 of AS1428.1	Sliding Door Hardware - D pull handles should be provided to sliding doors - Located 900mm-1000mm and no less than 60mm from the jamb (when open or closed) 	N/A – not applicable to current design	Not Applicable
Clause 13.5 of AS1428.1	Power Operated Door Hardware - Buttons for power operated doors must be 25mm raised diameter - Located 1000mm-2000mm of the hinge side of the door and minimum 500mm from any internal corner	Can readily comply subject to future details including door schedule	Can Readily Comply (Subject to Additional Detail)

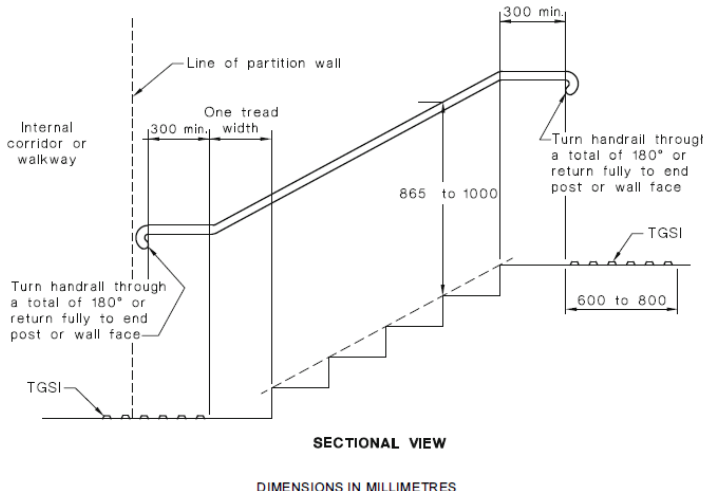
Clause	Accessibility Requirement	Compliance Comment	Status
Colour Contrast & Visual Identification			
Clause 13.1 of AS1428.1-2009, AS1428.4.1-2009	Luminance Reflective Value (LRV) Contrast To improve visual identification, the following building elements must be provided with a Luminance Reflective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

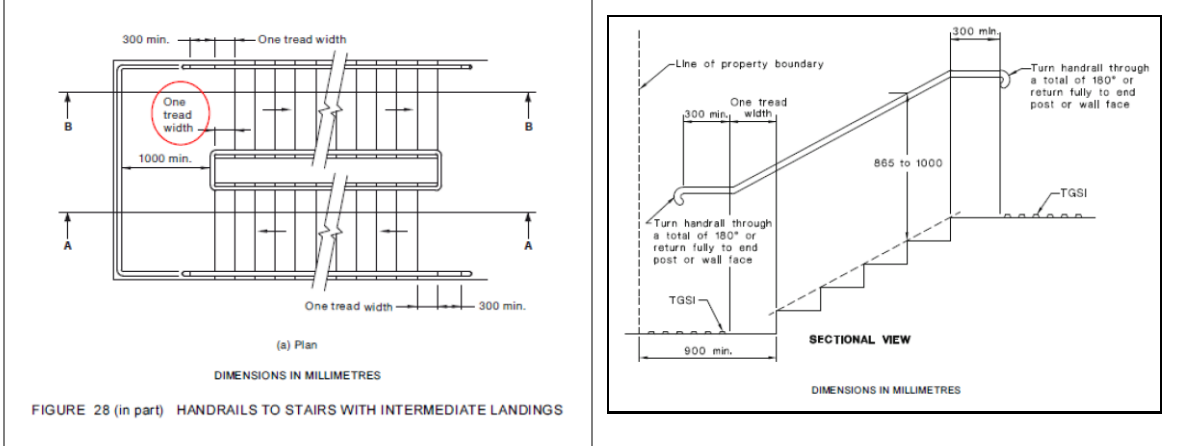
Clause	Accessibility Requirement	Compliance Comment	Status
Walkways			
BCA D4D4 & Clause 10 of AS1428.1	Walkway Design - Walkway gradients must not be steeper than 1:20 - Landings that are min. 1200mm deep spaced no greater than 15m apart for 1:20 grades and every 25m for 1:33 - For walkways between 1:20 and 1:33 the gradient is calculated by linear interpolation - The landing spacing can be increased by 30% if at least one side is bound by a handrail and kerb/wall - No landings are required if shallower than 1:33 - Sharp transitions shall be provided between the planes of landings and ramps - Landings shall be provided at all changes in direction 1800mm minimum width, or passing bays every 6m where less - Crossfalls to shed water up to 1:40 max, or 1:33 if bitumen	The design details an appropriate level of compliance for this stage of the design.	Complies
BCA D4D4 & Clause 10.2 of AS1428.1	Walkway Edge Protection & Handrails Side protection to both sides being: - A kerb at least 150mm in height (cannot be 75mm-150mm in height) - A kerb & handrail (where kerb alone could be a trip hazard) - Wall > 450mm, or - Where not bound on the sides, the surface adjacent to the walkway must be a differing material that is firm and at the same crossfall for at least 600mm either side  <i>Example of Kerb & Handrail Side Protection</i>	The design details an appropriate level of compliance for this stage of the design.	Complies

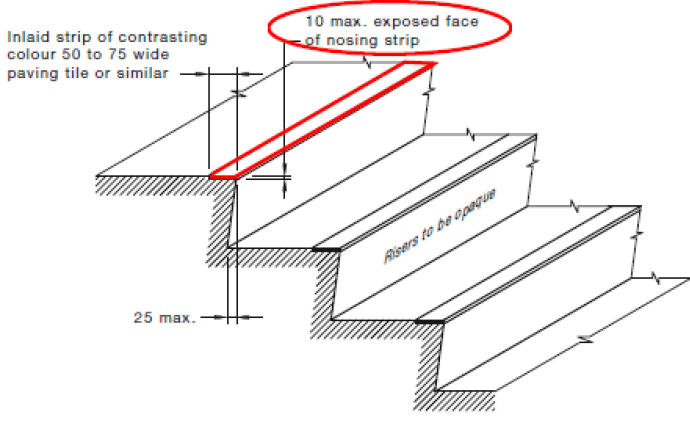
Clause	Accessibility Requirement	Compliance Comment	Status
Ramps			
BCA D4D4(a) & 10.3 o& 10.8 of AS1428.1	Ramp Design (AS1428.1) - Ramp gradients must be between 1:14 and less than 1:20 - Ramp gradients must be constant and max. 3% variance - Crossfall no greater than 1:40 - Landings at least 1200mm deep must be provided: - For ramp gradients of 1 in 14, at intervals not greater than 9 m. - For ramp gradients steeper than 1 in 20, at intervals not greater than 15 m. - For ramp gradients between 1 in 14 and steeper than 1 in 20, at intervals that shall be obtained by linear interpolation. - Landings at changes in direction being 1500mm x 1500mm for 90 degrees and 2070mm x 1540mm for 180 degrees - Landings at doors at least the size of the required circulation space 1800mm minimum width, or passing bays every 6m where less - Setback to avoid handrails protruding into traverse paths - Setback to avoid tactiles crossing allotment boundaries (at street) - Tactile Indicators to the top and bottom ISOMETRIC VIEW <i>Example of Ramp Design – Isometric View</i> Ramp Design – Enhanced Requirements (AS1428.2 & DoE Policies) - Landings at least 1200mm deep must be provided: - For ramp gradients of 1 in 14, at intervals not greater than 6 m. - For ramp gradients steeper than 1 in 19, at intervals not greater than 14 m. - For ramp gradients between 1 in 14 and steeper than 1 in 19, at intervals that shall be obtained by linear interpolation.	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail

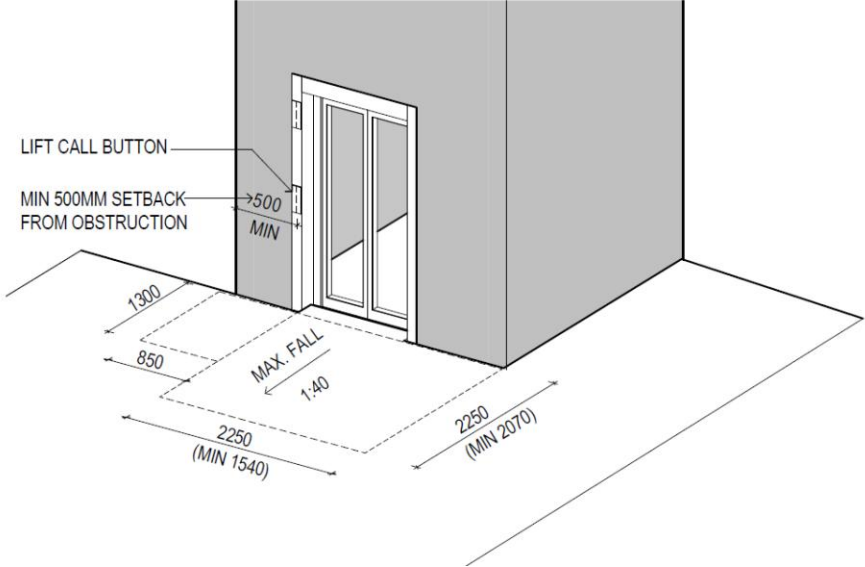
Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D4(a) & 10.3 of AS1428.1	Ramp Edge Protection & Handrails - Continuous accessible handrails provided to both sides of ramp at a constant height between 865mm-1000mm 300mm handrail extensions to top and bottom - Accessible handrail terminations - return to floor, wall or 180 degrees 35-50mm diameter with 50mm minimum clearance - Free of any obstruction in top 270 degrees of handrail radius - Kerb >150mm in height to both sides, or a 65-75mm kerb with balusters setback at least 200mm (a 75mm-150mm height kerb is prohibited). - There shall be no longitudinal gap or slot over 20mm between 75mm-150mm in height  <i>Example of Ramp Handrail & Kerb Side Protection</i>	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail
BCA D4D12(a)	Ramps – Total Level Change A series of connected ramps must not have a combined vertical rise of more than 3.6m (except public transport buildings)	The design details an appropriate level of compliance for this stage of the design.	Complies
BCA D4D12(a) & 10.4 o& 10.8 of AS1428.1	Curved Ramps Curved ramps, walkways and landings shall comply with the following: - The gradient of curved ramps and walkways shall comply with Figure 20. 1200mm deep landings at least every 9m where gradient is 1:14 - Landings at changes in direction being 1500mm x 1500mm for 90 degrees and 2070mm x 1540mm for 180 degrees - Landings at doors at least the size of the required circulation space - The length of a curved ramp shall be measured horizontally along its centreline. - Curved ramps and walkways shall have a width of not less than 1500 mm. - Any crossfall shall be towards the centre of curvature  FIGURE 20 CURVED RAMP AND WALKWAY GRADIENTS	N/A – not applicable to current design	Not Applicable

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D12(a) DD4D12(b) & 10.6 of AS1428.1	Step Ramps Step ramps shall have: - a maximum rise of 190 mm; - a length not greater than 1900 mm; and - a gradient not steeper than 1 in 10 - top landings of at least 1500 x 1500mm or increased if at doors - A landing for a step ramp must not overlap a landing for another step ramp or ramp.  <i>Example of Accessible Kerb Ramp Design</i>	N/A – not applicable to current design	Not Applicable
BCA D4D4(a) & 10.7 of AS1428.1	Kerb Ramps <i>AS1428.1</i> <i>Kerb ramps shall have</i> - a maximum rise of 190 mm; - a length not greater than 1520 mm; and - a gradient not steeper than 1 in 8, located within or attached to a kerb - Contrast to the surrounding surface or provided with 50mm perimeter junction stripe - Align with opposing kerb ramps where crossing vehicle ways  <i>Example of Accessible Kerb Ramp Design</i>	N/A – not applicable to current design	Not Applicable
BCA D4D4(a) & 10.5 of AS1428.1	Door Threshold Ramps <i>AS1428.1</i> - Door threshold ramps must be contained in the door threshold - Must not exceed 1:8, 35mm in RL change and 280mm in length  <i>DIMENSIONS IN MILLIMETRES</i>	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail

Clause	Accessibility Requirement	Compliance Comment	Status																											
BCA D3D11	Pedestrian (Non-Accessible) Ramps <i>BCA Clause D2.10</i> • Pedestrian ramps not relied upon as an accessible path must maintain a maximum gradient of 1:8 (BCA) • A handrail to at least one side (Essential) • Accessible handrails are recommended to both sides to assist with passive guidance and support (Desirable)	N/A – not applicable to current design	Not Applicable																											
Stairs																														
BCA D3D14, D4D4 & Section 11 of AS1428.1-2009	Stair Design • Not more than 18 and not less than 2 risers in each flight • Constant goings and risers throughout the flight (+/- 5mm between consecutive and max +/- 10mm through flight) • Going, riser & quantity dimensions meeting Table D3D14: Table D3D14: Riser and going dimensions <table><tr><th rowspan="2">Stairway location</th><th colspan="2">Riser (R)</th><th colspan="2">Going (G)^{Note 3}</th><th colspan="2">Quantity (2R + G)</th></tr><tr><th>Max</th><th>Min</th><th>Max</th><th>Min</th><th>Max</th><th>Min</th></tr><tr><td>Public</td><td>190</td><td>115</td><td>355</td><td>250</td><td>700</td><td>550</td></tr><tr><td>Private ^{Note 1}</td><td>190</td><td>115</td><td>355</td><td>240</td><td>700</td><td>550</td></tr></table> • Bottom riser may vary when meeting a public road only • No winders for public stairs • Landings no steeper than 1:50 at the top and bottom extending no less than 750mm, 900mm preferred to accommodate tactiles • Setback 900mm at property boundaries so tactiles also do not protrude past boundary • Setback so the accessible handrails do not protrude into pedestrian crossflow generally 	Stairway location	Riser (R)		Going (G) ^{Note 3}		Quantity (2R + G)		Max	Min	Max	Min	Max	Min	Public	190	115	355	250	700	550	Private ^{Note 1}	190	115	355	240	700	550	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail
Stairway location	Riser (R)		Going (G) ^{Note 3}		Quantity (2R + G)																									
	Max	Min	Max	Min	Max	Min																								
Public	190	115	355	250	700	550																								
Private ^{Note 1}	190	115	355	240	700	550																								

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D4(a)(ii) & Clause 11 of AS1428.1	Stair Handrails - Handrails provided to both sides of all accessible stairs (only one side in fire isolated stairs) 865mm-1000mm above nosing line - Continuous through flights and landings - Consistent height throughout - Handrails shall have no vertical sections and shall follow the angle of the stairway nosings - Risers must be offset at any mid-landings to avoid vertical sections in handrails - Handrail at top of stair to extend 300mm past top riser - Handrail at bottom of stair to extend one tread depth (at angle) plus 300mm horizontal - Accessible terminations - return to floor, wall or 180 degrees 35-50mm diameter with 50mm minimum clearance - Free of any obstruction in top 270 degrees of handrail radius 	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail
BCA D3D14(1)(g)	Stairs in Consecutive Flights Where consecutive flights contain more than 36 risers in a Class 9b building, the stair must contain a minimum 30 degree change in direction.	N/A – not applicable to current design	Not Applicable

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D3D14, 11.1 & Figure 27 of AS1428.1.	Stair Nosings - Contrasting nosing being a 50-75mm strip that has an LRV contrast of no less than 30% - Nosing strips must be located within 15mm of the leading edge and not extend more than 10mm on the vertical face. - Not project beyond riser and max splay of 25mm - Nosing profile to be 5mm max radius or chamfer  FIGURE 27(B) A TYPICAL STAIR NOSING PROFILE WITH EXPOSED NOSING STRIP	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail
BCA D3D22, Clause 11.1 (f) & (g) & Clause 12 of AS1428.1	Fire Isolated Stairs Fire isolated stairs are required to comply with specific accessibility requirements: - Riser and going dimensions to meet BCA D2.13 50-75mm contrasting Stair Nosings per 11.1(f) & (g) of AS1428.1 - A continuous 30—50mm handrail to at least one side of the stair with a constant height of 865mm-1000mm - Minimum 50mm clearance from handrail to any obstruction - Stairs must be offset at mid-landings to avoid vertical sections in the inner handrail per Figure 28 <i>Note that handrails must contain compliant accessible terminations (to wall, floor or 180 degree turn) but not necessarily accessible extensions past the top and bottom riser.</i>	N/A – not applicable to current design	Not Applicable
Passenger Lifts			
BCA Part E3, AS1735.12	Lifts & Lift Cars - Minimum internal car dimensions for accessibility of: 1100mm (wide) x 1400mm (deep) for lifts serving a level change less than 12m 1400mm (wide) x 1600mm (deep) for lifts serving a level change more than 12m - Additional internal car dimension of 2000mm (deep) x 600mm (wide) for stretcher facilities if serving a storey with an effective height of more than 12m 900mm clear door opening with auto sensors - Otherwise meet BCA Part E3 and AS1735.12 requirements including internal and external lift features	N/A – not applicable to current design	Not Applicable

Clause	Accessibility Requirement	Compliance Comment	Status
Section 6 of AS1428.1-2009	Lift Landings - Minimum 2070mm (d) x 1540mm (w) clear circulation space to allow 180 degree turn (essential) 1:40 maximum crossfall for lift landings 2250mm x 2250mm for a 360 degree turn (desirable) - Minimum 800mm(w)x 1300mm(d) wheelchair waiting space provided to the side of the lift door opening at lift landings (can overlap with other circulation spaces, but should be clear of pedestrian paths) - Minimum 500mm clearance of any lift call button from an internal corner  The diagram illustrates the required clearances and dimensions for a lift landing. It shows a lift door opening into a landing area. Key dimensions and clearances are labeled: a 'MIN 500MM SETBACK FROM OBSTRUCTION' for the lift call button, a 'MIN' clearance of 500mm from the door frame, a 'MAX FALL' of 1:40, a 'MIN 1300' width for the wheelchair waiting space, an '850' depth for the waiting space, a '2250 (MIN 1540)' width for the clear circulation space, and a '2250 (MIN 2070)' depth for the clear circulation space.	N/A – not applicable to current design	Not Applicable
Accessible Carparking			
BCA D4D6 BCA D4D6	Accessible carparking meeting AS2890.6 with side shared zone must be provided to a Class 7a building, or carpark with an accessible building on the same allotment in accordance with the below dependant on the class of building served: Class 9b School 1 x accessible space (with side shared zone) for every 100 carparking spaces or part thereof.	N/A – accessible carparking does not form part of the projects scope	Not Applicable
Signage			
BCA D4D7 & Specification 15	Braille & Tactile Signage Braille and tactile signage incorporating the international symbol of access or deafness as appropriate to the following locations:	Informational	Informational

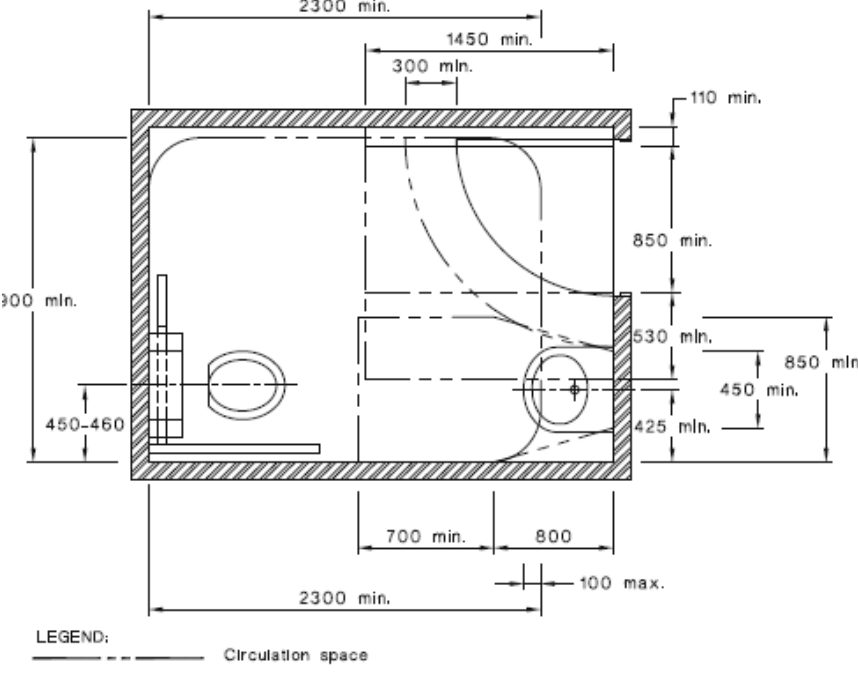
Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D7(1)(a) (ii)	Braille & Tactile Signage - Exit Doors - Identify each door required to be served by an exit sign under E4.5 and state: "Exit", and "Level" and either the floor number, floor level description, or a combination - Signage must be located: - on the side that faces a person seeking egress and - on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and - where this is not possible, the sign may be placed on the door itself.  <i>Example Exit Signage</i>	Can readily comply subject to future details.	Can Readily Comply (Subject to Additional Detail)
BCA D4D7(1)(b)	Braille & Tactile Signage - Hearing Augmentation Signage incorporating the international symbol of deafness to room with hearing augmentation identifying the type, the area covered and location of receivers. It is recommended signage be provided at the entrance to the building area (to identify that hearing augmentation is available inside) as well as the physical location of the hearing augmentation area served. May apply to auditoriums, meeting rooms or screened locations. 	Can readily comply subject to future details.	Can Readily Comply (Subject to Additional Detail)

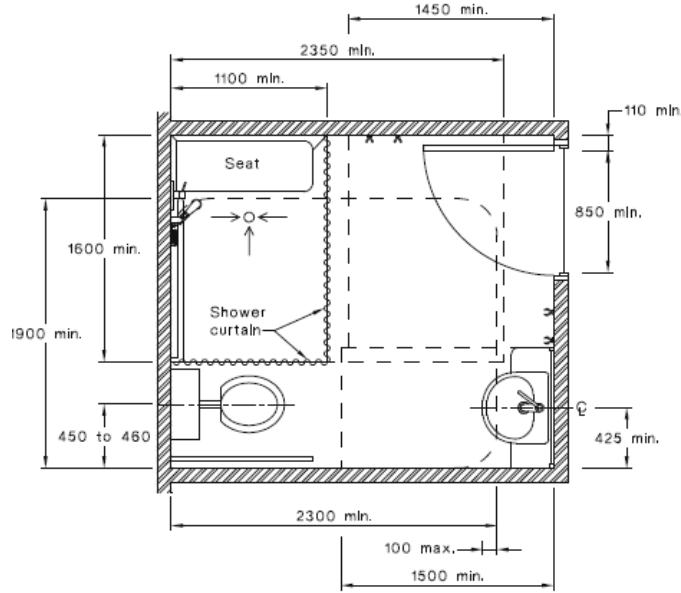
Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D7(1)(c)(d)(f)	Braille & Tactile Signage - Sanitary Facilities - signage to an accessible sanitary facilities identifying left or right-handed - signage to ambulant sanitary facilities and must be located on the door - directional signage where sanitary facilities are not provided with an accessible facility   <i>Accessible Toilet Example Signage</i> <i>Ambulant Toilet – Example Signage</i>	Can readily comply subject to future details.	Can Readily Comply (Subject to Additional Detail)
BCA D4D7(1)(e)	Braille & Tactile Signage - Building Entrances Directional signage where a pedestrian entrance is not accessible.  <i>Example Signage</i>	Can readily comply subject to future details.	Can Readily Comply (Subject to Additional Detail)
BCA Specification 15	Braille & Tactile Signage – Location <i>Height</i> - Braille and Tactile components of the above signage must be between 1200mm and 1600mm above floor level - Signs with single lines of characters must have the tactile characters between 1250mm-1350mm <i>Location</i> - Located 50-300mm from the architrave of the latch side of the door - Where this is not possible, it may be on the door itself	Can readily comply subject to future details.	Can Readily Comply (Subject to Additional Detail)

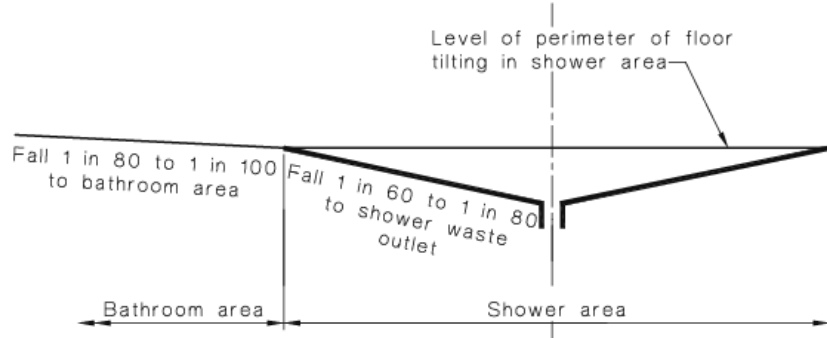
Clause	Accessibility Requirement	Compliance Comment	Status
Hearing Augmentation			
BCA D4D8	Hearing Augmentation Hearing Augmentation must be provided where there is an in-built amplification system (other than one for emergency purposes) in: - A room in a Class 9b building - In an auditorium, conference room, meeting room - At any ticket office, tellers booth, reception area or the like where the public is screened from the service provider.	Can readily comply subject to future details.	Can Readily Comply (Subject to Additional Detail)
Tactile Ground Surface Indicators			
BCA D4D9 & AS1428.4.1	Tactile Indicators TGSI are a valuable wayfinding tool for those with vision impairment. TGSIs provide a distinct tactile cue to alert people with vision impairment when they are approaching hazardous situations and to provide directional guidance. There are two types of TGSIs currently used in Australia: <i>Warning TGSIs (mandatory)</i> - Tactile ground surface indicators (TGSI) complying with AS1428.4.1 must be provided to: - Stairs, escalators, ramps, moving walkways - Trafficable areas where an overhead obstruction is less than 2m in height <i>Directional TGSIs (desirable)</i> - Used to provide directional guidance towards key features of buildings - Useful for wide open forecourts and spaces where there is an absence of 'shorelines' or other cues	Informational	Informational
BCA D4D9 & AS1428.4.1	Warning Tactile Ground Surface Indicators Are a series of truncated domes which alert vision-impaired people to impending hazards that could not be reasonably expected or anticipated and are typically installed at: - Stairs Approaches - Ramp Approaches (steeper than 1:20) - Top of step and kerb ramps (never place on ramps) - To indicate overhead obstructions below a height of 2000mm - Where accessways approach a vehicular way - Tactiles are typically a 600mm deep pad extending the width of the hazard, but may be reduced in depth at smaller landings.	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail
DDA Best Practice & AS1428.4.1	Directional Tactile Ground Surface Indicators Directional tactile indicators are <u>not</u> specifically required under current BCA for buildings (except public transport buildings). However, the following is recommended as best practice advice from AS1428.4.1 to provide for improved wayfinding for people with vision impairment (Desirable). - Shorelines (uninterrupted structure in the built environment) should be provided where possible to allow for wayfinding to key building features (entry, drop off points, vertical transport etc) - In the absence of adequate shorelines, Directional Tactile indicators should be considered where a change in direction is required between key building features such as drop off points and the principal pedestrian entry (especially across open forecourts etc) - Directional Tactile indicators should comply with AS1428.4.1	N/A – not applicable to current design	Not Applicable

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D9 & AS1428.4.1-2009	Contrast of Tactiles TGSIs are recommended to have a Luminance Reflective Value (LRV) contrast dependant on the type of tactiles used as follows: - Pad / Tile Tactiles – minimum 30% to surrounding surface - Discrete / Individual Tactiles – minimum 45% contrast to the adjacent path of travel - Composite Colour (Two toned) Discrete Tactiles – 60% contrast to adjacent path of travel	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail
Accessible Seating			
BCA D4D10	Wheelchair seating spaces in Class 9b assembly buildings Where fixed seating is provided, wheelchair seating spaces complying with AS1428.1 must be provided in Class 9b buildings in accordance with BCA D3.9 & Table D3.9	N/A – the design does not propose any fixed seating	Not Applicable
DDA Best Practice	Seating For Rest It is recommended that accessible seating for rest is provided on long accessways at intervals no greater than 60m (Desirable)	N/A – the design does not propose any accessways exceeding 60m	Not Applicable
Swimming Pools			
BCA D4D11	Swimming Pools - Where a pool is required to be accessible, at least one accessible entrance must be provided (ramp/lift with aquatic wheelchair, zero depth entry). - Note where the perimeter of the pool exceeds 70m at least one accessible entrance must be provided by a means other than a sling style lift.	N/A – not applicable to current design	Not Applicable
Accessible Sanitary Facilities			
BCA Clause F4D6(1) (d)	Number of Accessible Sanitary Compartments – Class 5, 6, 7, 8 or 9 (except 9a ward area) The following minimum unisex accessible sanitary compartments complying with Section 15 of AS1428.1 must be provided. Where F2.3 requires closet pans— 1 on every storey containing sanitary compartments, and - Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.	The design details an appropriate level of compliance for this stage of the design.	Complies
BCA F4D5(d)	Accessible Sanitary Compartment Minimum Inclusions An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail
BCA F4D5(e) & Section 15 of AS1428.1	Accessible Toilet – Compliance with AS1428.1 The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided must comply with the requirements of Section 15 of AS 1428. 1. <i>Note: Refer to Attachment A for full detailed specification of requirements.</i>	Can readily comply subject to future details. The following issues shall be addressed in the future design stages: The TAP within the Staff Access WC and Accessible WC/SHWR shall be relocated outside of the WC circulation space	Can Readily Comply (Subject to Additional Detail)

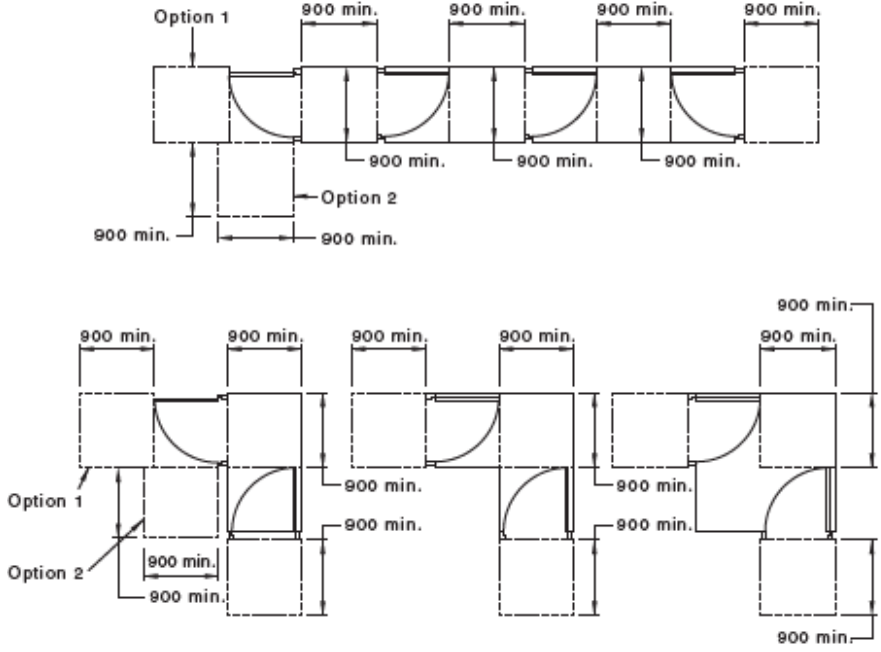
Clause	Accessibility Requirement	Compliance Comment	Status
F4D5(f)	Accessible Sanitary Compartment – Access An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only.	The design details an appropriate level of compliance for this stage of the design.	Complies
F4D5(g)	Accessible Sanitary Compartment – Mixture of Left-hand & Right-hand Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.	The design details an appropriate level of compliance for this stage of the design.	Complies
F4D5(h)	Accessible Sanitary Compartment – Location Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations. <i>Note: An accessible unisex sanitary compartment need not be provided at a storey that is not required to be served by a lift or ramp under D4D4(f).</i>	The design details an appropriate level of compliance for this stage of the design.	Complies
Accessible Sanitary Facilities – Summary Checklist of Requirements			
BCA F4D5(e) & Section 15 of AS1428.1	Accessible Sanitary Compartment Entry - At-grade access or door threshold ramp 850mm wide entry door with compliant circulation space - Any airlock must ensure 1450mm clearance between successive doors - Hinged or sliding entry door with in-use indicator and latch that can be opened from outside	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail

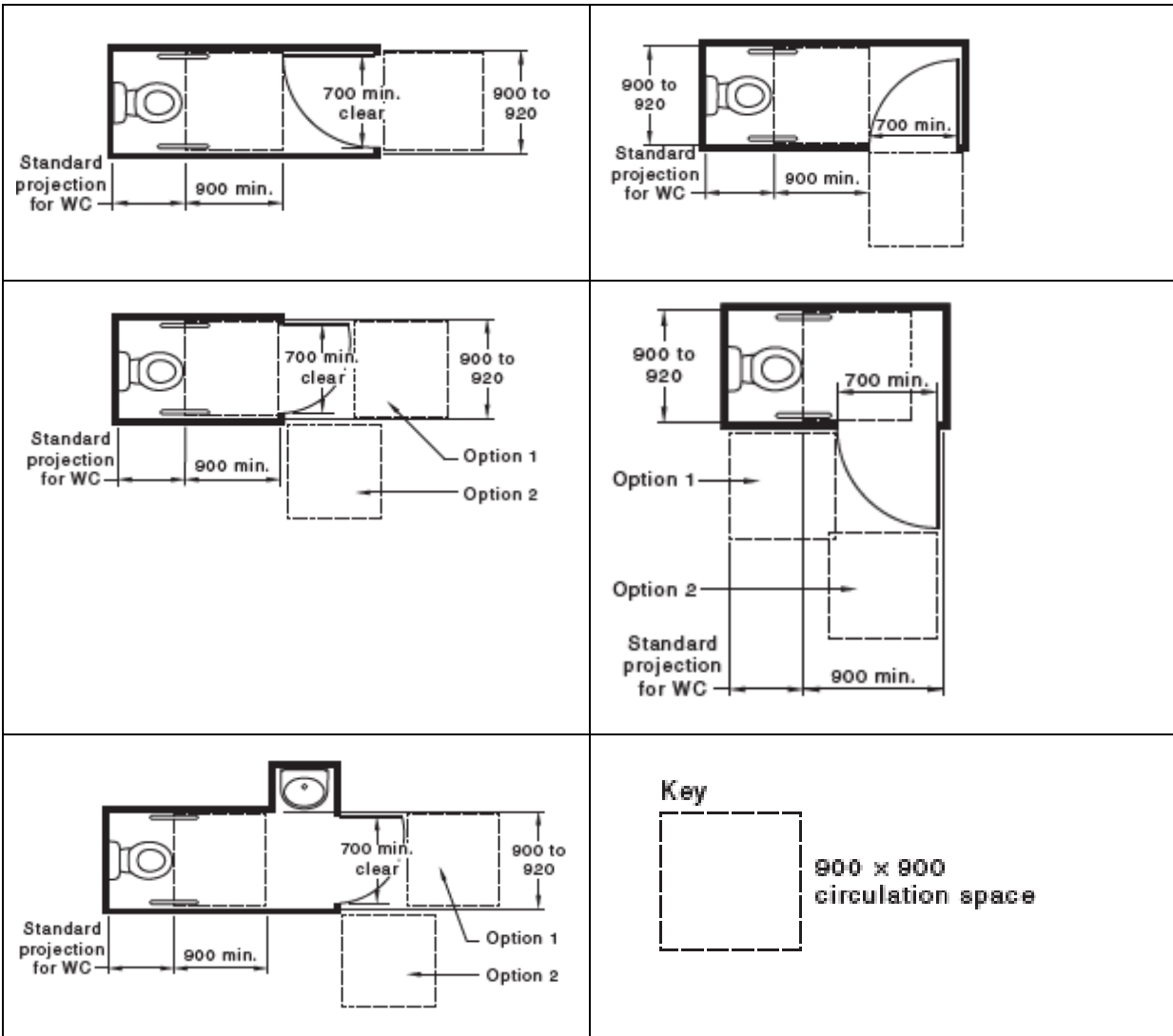
Clause	Accessibility Requirement	Compliance Comment	Status
BCA F4D5(e) & Section 15 of AS1428.1	Accessible Sanitary Compartment - WC Pan & Clearances 2300mm x 1900mm internal pan circulation space (max 100mm overhang by washbasin) per Figure 43 and 52 - WC pan to be 450mm-460mm from side wall to centre - WC pan to be 800mm +/- 10mm from rear wall, and 600mm from cistern or other rear obstruction - WC pan to be minimum 1400mm from washbasin - WC pan height to be 460-480mm - WC at least 1400mm from washbasin - WC pan seat contrasts 30% to floor - Angled toilet backrest (350-400mm W x 150-200mm H) installed between 120-150mm height from top of pan seat and 50mm max. distance from seat bolt hole - Compliant grabrails to side and rear of WC pan at 800mm-810mm to top of grabrail per Figure 42 - Compliant flushing controls located 600mm to 1100mm above floor level and per zone in Figure 40 - Compliant toilet paper dispenser located between 460-700mm above floor level and within a maximum 300mm forward of the pan per the zone specified in Figure 41  LEGEND: - - - - - Circulation space DIMENSIONS IN MILLIMETRES FIGURE 52 EXAMPLE OF OVERLAPPING CIRCULATION SPACES IN A SANITARY COMPARTMENT	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail
BCA F4D5(e)& Section 15 of AS1428.1	Accessible Sanitary Compartment - Washbasin - Washbasin at a height between 800-830mm from FFL with lever action taps and insulation of water pipes - Washbasin to be 430-440mm minimum depth projection and suitable wheelchair knee/toe height clearance, compliant with Figure 44 of AS1428.1 - The front of basin to be 300mm maximum distance to the operable part of taps	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail

Clause	Accessibility Requirement	Compliance Comment	Status
BCA F4D5(e) & Section 15 of AS1428.1	Accessible Sanitary Compartment - Fitting & Fixtures - Compliant Mirror (15.4.1) – where provided - Compliant Shelf (15.4.2) - mandatory - Compliant soap dispenser (15.4.3) – where provided - Compliant hand dryer (15.4.3) – where provided - Compliant clothes hanging device (15.4.4) - mandatory - Compliant Sanitary Disposal Unit (15.4.5) – where provided - Braille & Tactile signage identifying the accessible sanitary compartment- (BCAD3.6) mandatory	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail
Accessible Showers			
BCA F4D5(b) & Clause 15.5 of AS1428.1	Number of Accessible Showers – Class 5, 6, 7, 8 or 9 (except 9a ward area) Accessible unisex showers meeting AS1428.1 must be provided in accessible parts of the building in accordance with Clause F4D7(1)(d): Where F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof	The design details an appropriate level of compliance for this stage of the design.	Complies
Accessible Shower – Summary Checklist of Requirements			
F4D5(b) & Clause 15.5 of AS1428.1	Accessible Shower Fitout - Design & Dimensions Accessible showers must comply with Clause 15.5 of AS 1428.1 which requires in summary: - At-grade entry (no hob) 1160mm x 1100mm shower dimensions for 2 sided walls (Figure 47) 2350mm x 1600mm overall circulation space (Figure 47) - Further circulation requirements for combined accessible WC pan and shower facilities (15.6 & Figure 50)  DIMENSIONS IN MILLIMETRES FIGURE 50 SANITARY COMPARTMENT SHOWING OVERLAP OF WASHBASIN FIXTURE INTO SHOWER CIRCULATION SPACE	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail

Clause	Accessibility Requirement	Compliance Comment	Status
F4D5(b) & Clause 15.5 of AS1428.1	Accessible Shower Fitout – Fixtures & Fittings - Compliant Floor Waste Outlet (15.5.2) - Compliant Shower Screen (15.5.3) - Compliant Grabrails (15.5.4) - Compliant Shower Head Support Grabrail (15.5.5) - Compliant Shower Head (15.5.6) - Compliant Soap Holder (15.5.7) - Compliant Taps (15.5.8) - Compliant Folding Seat (15.5.9) - Compliant Clothes Hanging Device (15.5.10) - Braille & Tactile signage identifying the accessible shower facility	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail
F2D4 & F4D5(b) & Clause 15.5 of AS1428.1	Accessible Shower – Surface Gradients to Floor and Waste Outlets Clause 15.5.2 of AS1428.2 requires that; - The slope of the floor of the shower recess shall have a gradient between 1:60 and 1:80; and - The slope of the floor of the remainder of the sanitary facility shall have a gradient of between 1:80 and 1:100.  FIGURE 49 GRADES FOR BATHROOM AND SHOWER FLOORS Additionally, BCA Clause F2D4 requires that any floor waste within a wet area have - A maximum continuous fall of a floor plane to the waste of 1:50 and - A minimum continuous fall of a floor plane to the waste of 1:80. While AS1428.1-2009 permits the floor area of the remainder of the sanitary facility to have a gradient between 1:80 and 1:100, this is contradicted by BCA Clause F2D4 which limits the plane of the finished floor to a maximum 1:80. On this basis, in order to comply with both statutory requirements of the BCA and Premises Standards, the plane of the finished floor within an accessible sanitary facility and outside of the shower recess must be exactly 1:80.	While AS1428.1-2009 permits the floor area of the remainder of the sanitary facility to have a gradient between 1:80 and 1:100, this is contradicted by BCA Clause F2D4 which limits the plane of the finished floor to a maximum 1:80. On this basis, in order to comply with both statutory requirements of the BCA and Premises Standards, the plane of the finished floor within an accessible sanitary facility and outside of the shower recess must be exactly 1:80. Further assessment will be undertaken as the design develops.	Can Readily Comply (Subject to Additional Detail)

Clause	Accessibility Requirement	Compliance Comment	Status
Accessible Adult Changing Facilities			
D4D12	Accessible Adult Changing Facilities 1) One unisex accessible adult change facility must be provided in an accessible part of a— (a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and (b) Class 9b sports venue or the like that— (i) has a design occupancy of not less than 35,000 spectators; or (ii) contains a swimming pool that has a perimeter of not less than 70 m and that is required by D4D2 to be accessible; and (c) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and (d) theatre or the like having a design occupancy of not less than 1,500 patrons; and (e) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002. 2) Accessible adult change facilities required by (1)— (a) must be constructed in accordance with Specification 27; and (b) cannot be combined with another sanitary compartment. 3) For the purposes of (1), design occupancy must be calculated in accordance with D2D18, but excluding any area that— (a) can only be accessed by staff, employees, contractors, maintenance personnel and the like; or (b) is subject to an exemption under D4D5. <i>Note: Fitout to meet BCA Specification 27</i>	N/A – not applicable to current design	Not Applicable
Ambulant Sanitary Facilities			
BCA F4D5(c)	Number of Ambulant Sanitary Compartments At each bank of toilets where there is one or more toilets, in addition to an accessible unisex sanitary compartment provided at that bank, a sanitary compartment suitable for a person with an ambulant disability per AS1428.1 must also be provided for use by males and females. Unisex ambulant toilets are not permissible under the deemed-to-satisfy provisions.	The design details an appropriate level of compliance for this stage of the design.	Complies

Clause	Accessibility Requirement	Compliance Comment	Status
10.3.5 & Figure 34 of AS1428.1	Access to Ambulant Sanitary Compartments - The distance between doorways in vestibules and airlocks on a path of travel to ambulant toilets shall be in accordance with Figure 34 of AS1428.1-2009. - Figure 34 does not acknowledge / allow for steps at doorways leading to ambulant toilets  (b) Path of travel to ambulant toilets Figure 34 of AS1428.1	The design details an appropriate level of compliance for this stage of the design.	Complies

Clause	Accessibility Requirement	Compliance Comment	Status
BCA F4D5(c) & Section 16 of AS1428.1	Ambulant Sanitary Compartment Fitout – AS1428.1 Compliance The ambulant facilities must comply with the requirements of Section 16 of AS1428.1-2009 which in summary requires: 900mm-920mm between side walls of cubicle - Compliant grabrails to both sides per Section 17 of AS1428.1 700mm minimum clear width cubicle doors - Clear 900mm x 900mm space in front of the pan &/or clearances around door swings 610mm to 660mm WC pan projection 460mm -480mm WC pan height - Toilet roll holder 460mm-480mm height in zone forward of pan per Figure 53(A) - A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor See Attachment C Section 16 of AS1428.1-2009 for full summary of requirements  The diagrams illustrate different configurations for an ambulant sanitary compartment. They show the placement of the toilet (WC), the required clearances (700 min. clear, 900 min. clear), and the standard projection for the WC. Options 1 and 2 are provided for door swings and clearances. A key indicates that the 900 x 900 circulation space is required.	The design details an appropriate level of compliance for this stage of the design. Further assessment will be undertaken as the design develops.	Can Readily Comply - Detail

Clause	Accessibility Requirement	Compliance Comment	Status
Access to Premises Standard – Upgrade Considerations in Existing Buildings			
Clause 2.1 of Premises Standard	“Affected Part” Upgrade The “affected part” being the : - the principal pedestrian entrance 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 must be upgraded within existing Class 3, 5, 6, 7, 8 or 9 building undergoing modification to include upgrade of the accessway leading from the principle public entrance to the new or modified part	N/A – not applicable on the basis the scope is a new building	Not Applicable
Clause 4.3 of Premises Standard	Lessee Concession If the lessee of a new part of a building submits an application for approval for the building work, the following people do not have to ensure that the affected part of the building complies with these Standards: - the building certifier - the building developer - the building manager <i>Note: This clause does not apply if a building with a new part is leased to only 1 person.</i>	N/A – not applicable on the basis the scope is a new building	Not Applicable
Clause 4.4 of Premises Standard	Existing Lift Upgrade - Concession An existing lift that travels more than 12m need not have the internal car dimensions upgraded to 1400mm x 1600mm if the existing lift can retain an internal car dimension of not less than 1100mm x 1400mm.	N/A – not applicable on the basis the scope is a new building	Not Applicable
Clause 4.5 of Premises Standard	Existing Toilet Upgrade – Concession Where an existing toilet facility in an affected part of the building complies with AS1428.1-2001, it need not necessarily be upgraded to meet the larger dimensions of AS1428.1-2009.	N/A – not applicable on the basis the scope is a new building	Not Applicable
Advisory Recommendations			
DDA Best Practice	Emergency Egress for People with Disabilities – Safe Evacuation (Desirable) The BCA does not specifically consider appropriate egress for people with disabilities, including mobility issue and wheelchair users. It is recommended that egress and emergency evacuation for people with disabilities include: - Dedicated safe refuge fire & smoke rated areas separated from the remainder of the building where egress is via fire isolated exit stairs - Located with direct connection to a fire isolated stair or egress route - Located outside of the required circulation spaces and exit width of stairs / landings - Provided with a communications system that enables visual and voice communication devices - Supplementing audible alarms with visual alarms / alerts	Informational	Informational <i>Desirable Recommendation</i>

Clause	Accessibility Requirement	Compliance Comment	Status																
19.1 of AS1428.2	Lighting It is recommended consideration be given to providing lighting to meet the requirements of AS1428.2 as per the below: <table><tr><td>Passageways and walkway</td><td>s150 lx</td></tr><tr><td>Stairs</td><td>150 lx</td></tr><tr><td>Ramps</td><td>150 lx</td></tr><tr><td>Lifts</td><td>See AS 1735.12</td></tr><tr><td>Toilet and locker rooms</td><td>200 lx</td></tr><tr><td>Counter tops</td><td>250 lx</td></tr><tr><td>General displays</td><td>200-300 lx</td></tr><tr><td>Telephones</td><td>200 lx</td></tr></table>	Passageways and walkway	s150 lx	Stairs	150 lx	Ramps	150 lx	Lifts	See AS 1735.12	Toilet and locker rooms	200 lx	Counter tops	250 lx	General displays	200-300 lx	Telephones	200 lx	Informational	Informational <i>Desirable Recommendation</i>
Passageways and walkway	s150 lx																		
Stairs	150 lx																		
Ramps	150 lx																		
Lifts	See AS 1735.12																		
Toilet and locker rooms	200 lx																		
Counter tops	250 lx																		
General displays	200-300 lx																		
Telephones	200 lx																		
DDA Best Practice	Vehicle Drop off It is recommended that where vehicle drop off locations are provided to serve the building (taxi ranks, ride share, bus stops, private vehicle drop off etc) that at least one of each space be accessible and a compliant accessible path from the drop off point to the building principal pedestrian entrance be provided. - Where the drop off points are located on the allotment, full compliance with maximum boarding point crossfalls of 1:40, dimensions meeting AS2890.6-2009, kerb ramp and with an accessible link to the building entry is expected - Where the drop off point is located beyond the allotment, all reasonable steps within the project control should be taken to ensure accessible drop off points with accessible link to an accessible entry to the allotment can be provided, through it is recognised that existing constraints such as existing gradients of the streets can prohibit full compliance from being achieved.	Informational	Informational <i>Desirable Recommendation</i>																

7.0 Conclusion

This report has assessed the **Schematic Design** for the proposed **Sutherland Public School Hall Upgrade** under the relevant requirements relating to "Access for People with Disabilities".

This report has been prepared to support a Review of Environmental Factors for the New Hall, pursuant to Part 5 of the Environmental Planning and Assessment Act (EP&A Act).

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

Subject to the recommendations of this report, the development demonstrates an ability to comply accessibility requirements for the new scope of works.

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

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

Attachment A- Accessible Toilet Facility Summary of Requirements

Accessible Toilet Facilities must meet the requirements of:

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

In summary, the above codes and standards require:

BCA Requirements

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

AS1428.1-2009 Requirements (Section 15)

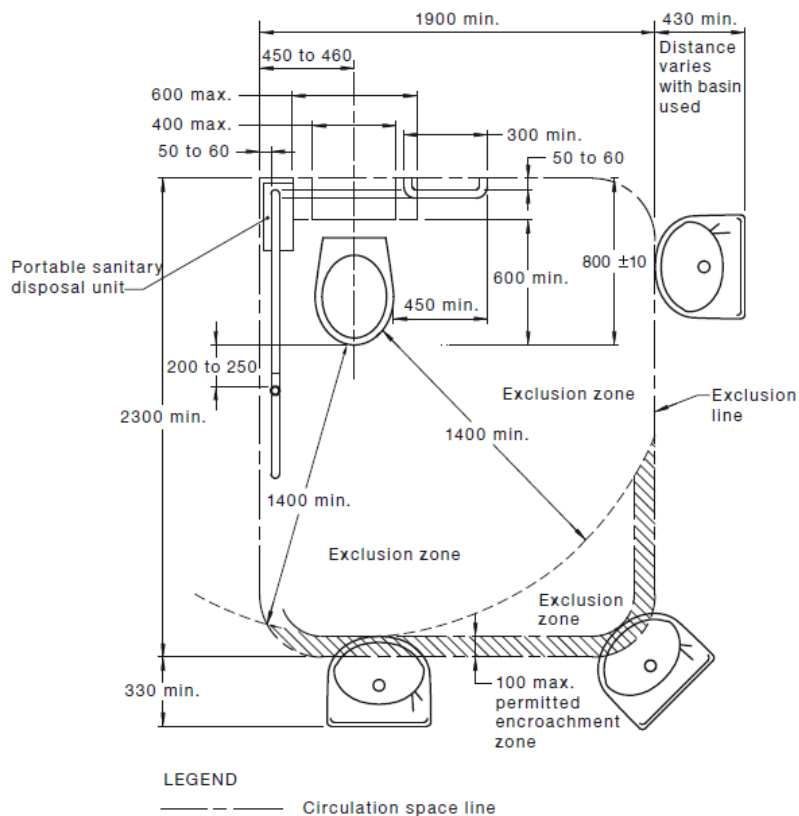
Access to WC

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

Sanitary Compartment Clearances

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

Attachment A- Accessible Toilet Facility Summary of Requirements



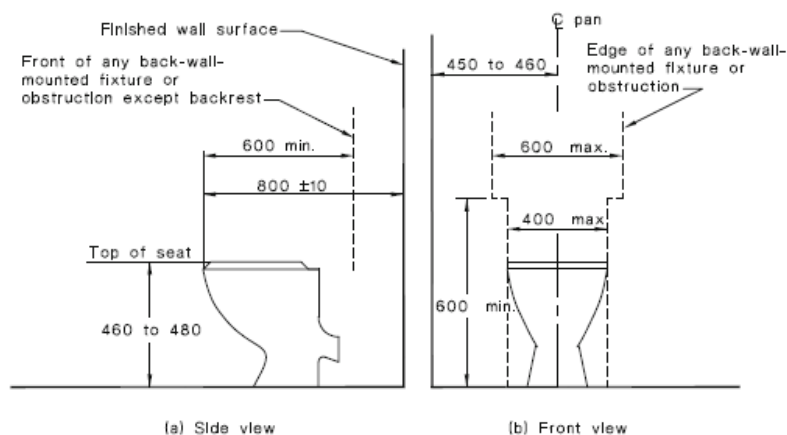
NOTE: This circulation space may overlap any other circulation spaces specified in this Standard.

DIMENSIONS IN MILLIMETRES

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

15.2.2 WC Pan Clearances

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



Attachment A- Accessible Toilet Facility Summary of Requirements

15.2.3 WC Pan Seat

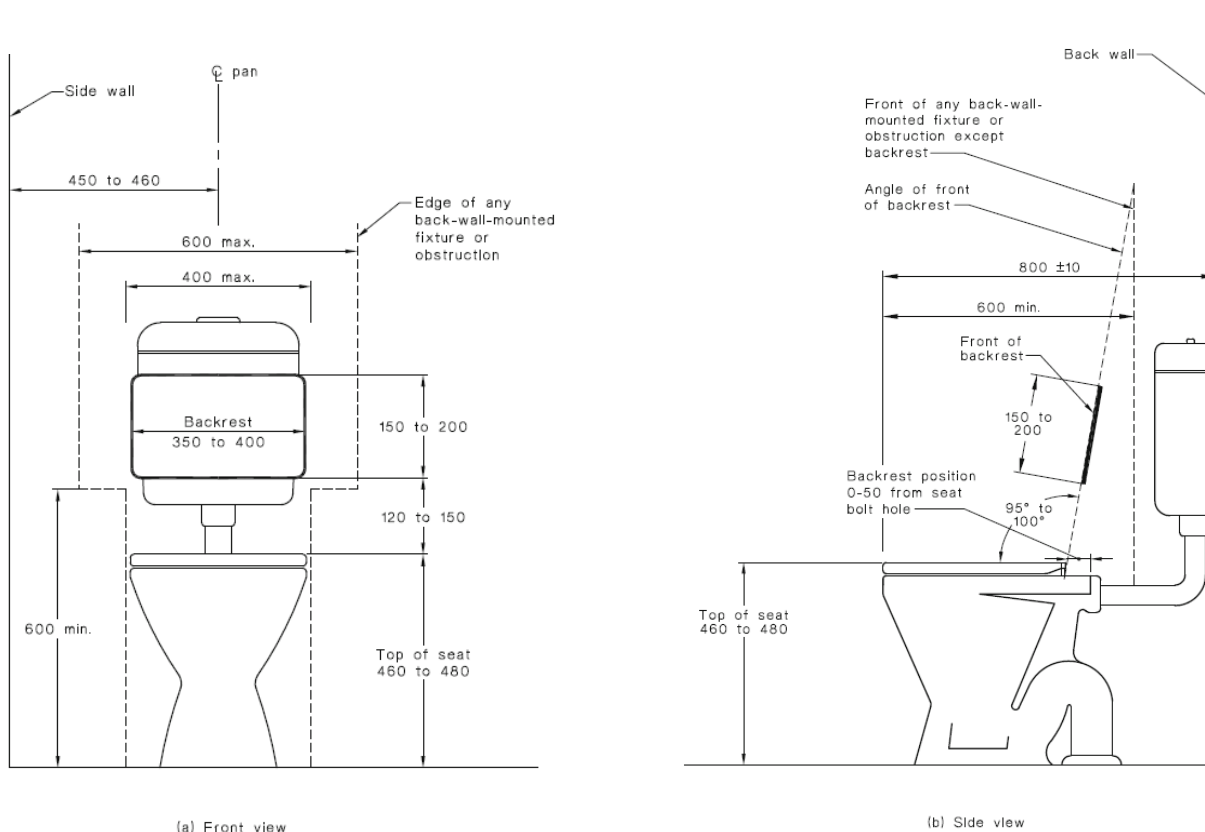
A toilet seat shall be provided on accessible toilets. The toilet seat shall—

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

15.2.4 Backrest

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

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



Attachment A- Accessible Toilet Facility Summary of Requirements

15.2.5 Flushing control

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

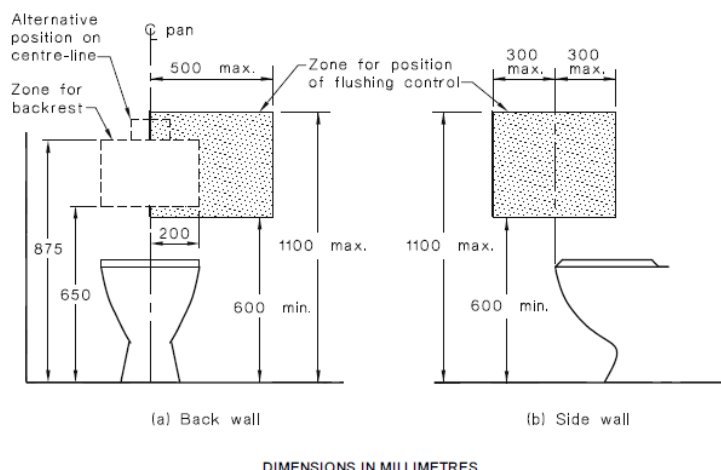


FIGURE 40 ZONE FOR POSITION OF FLUSHING CONTROL

15.2.6 Toilet paper dispenser

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

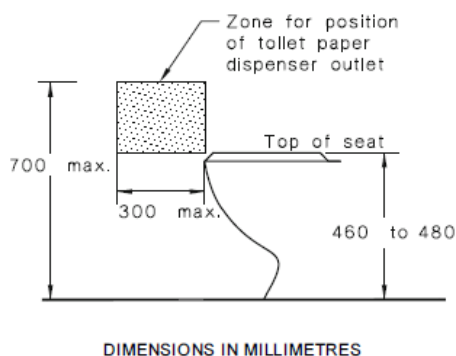
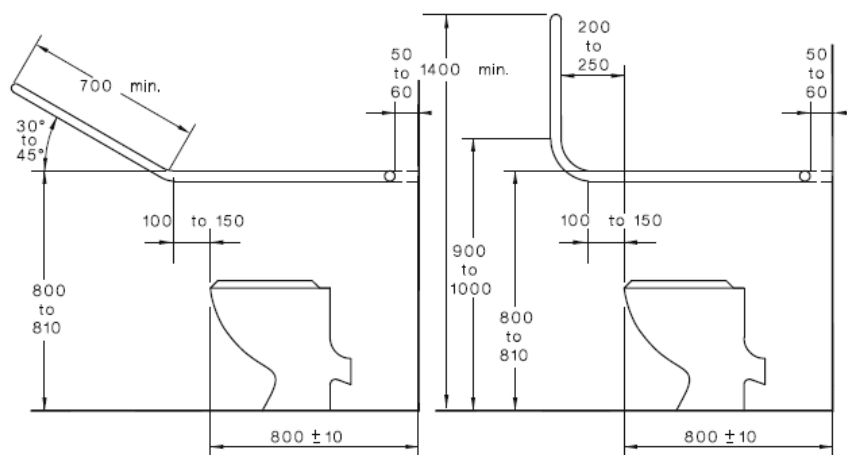


FIGURE 41 ZONE FOR POSITION OF TOILET PAPER DISPENSER

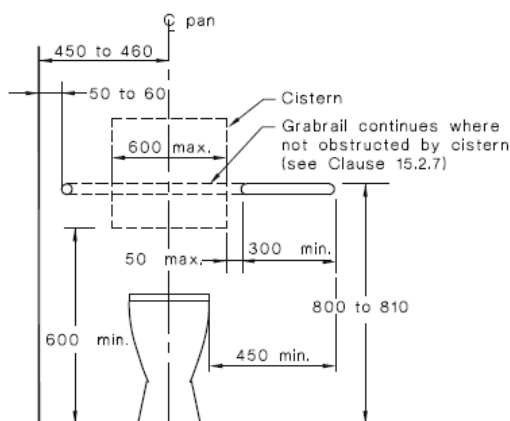
15.2.7 Grabrails

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

Attachment A- Accessible Toilet Facility Summary of Requirements



(i) Option A (ii) Option B
(a) Side view showing optional systems for grabrail at sides of pan



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

DIMENSIONS IN MILLIMETRES

FIGURE 42 POSITIONS OF GRABRAILS IN WATER CLOSETS

15.2.8.2 Baby change tables

Where installed, baby change tables shall—

- not encroach into the circulation space of any other toilet facility when in the folded up position; and
- have a maximum height of 820 mm and a minimum clearance underneath of 720 mm when in the open position.
- 800mm x 1200mm minimum (1500 mm preferred) – RailCorp ESB Requirement

15.2.9 WC Entry Doors:

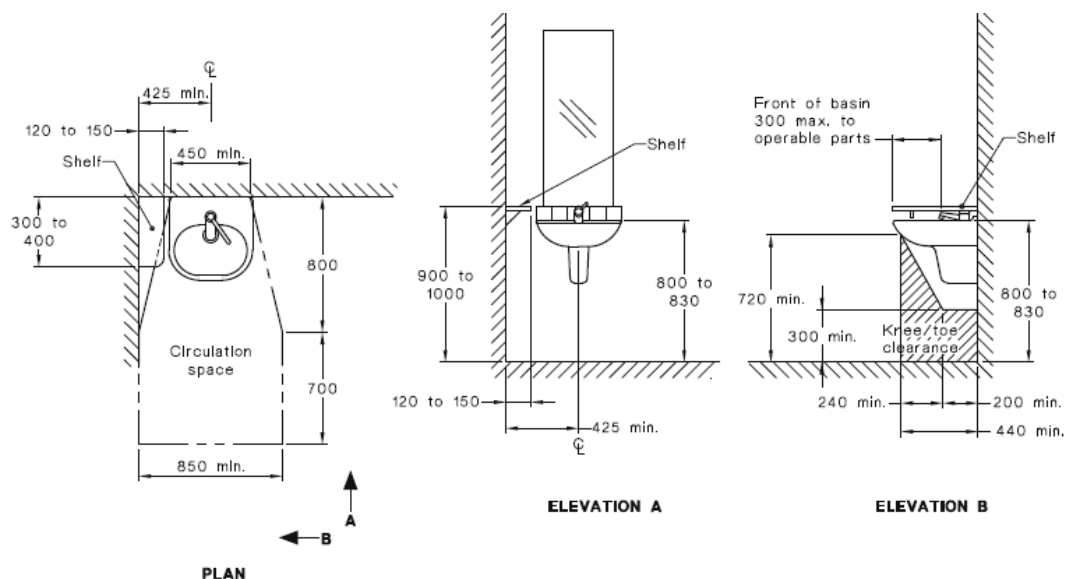
- May be hinged or sliding
- Provided with an in-use indicator and minimum 45mm snib handle
- Accessible door handles with 30% contrast and hardware (D lever and clearances)
- Outward opening doors must have self-closer

Attachment A- Accessible Toilet Facility Summary of Requirements

15.3 Washbasins

The installation of washbasins shall comply with the following:

- The washbasin shall be outside the 2300mm x 1900mm pan circulation space, with max 100mm encroachment
- The washbasin must be at least 300mm from the swing of the door, and outside of circulation space of sliding doors.
- Water taps to comply with:
 - Taps shall have lever handles, sensor plates, or other similar controls.
 - Lever handles shall have not less than 50 mm clearance from an adjacent surface.
 - Where separate taps are provided for hot and cold water, the hot water tap shall be placed to the left of the cold water tap for horizontal configurations, or above the cold water tap for vertical configurations.
 - Where hot water is provided, the water shall be delivered through a mixing spout.
- Exposed hot water supply pipes shall be insulated or located so as not to present a hazard.
- Washbasin to have 800-830mm height with foot clearance and tapered 850mm wide circulation space per Figure 44(B) below. The circulation space may overlap with others in the sanitary compartment



- Water supply pipes and waste outlet pipes shall not encroach on the required clear space under the washbasin.
- For each washbasin fixture, the unobstructed circulation space shall be as shown in Figure 46; except in sole occupancy units, where Figure 45 shall apply. The washbasin fixture and its fittings are the only fixtures permitted in this space.

15.4 Fitting and Fixture within a Sanitary Facility

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

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

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

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

Attachment A- Accessible Toilet Facility Summary of Requirements

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

Attachment B - Ambulant Toilet Facility Summary of Requirements

Ambulant Toilet Facilities must meet the requirements of:

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

BCA Requirements (BCA F24D5(c))

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

Access to Ambulant Toilets

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

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

Section 16 of AS1428.1-2009 Requirements

16 SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES

16.1 General

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

16.2 Grabrails

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

16.3 Doors

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

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

16.4 Signage

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

16.5 Coat hook

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

17 GRABRAILS

Grabrails shall comply with the following:

- Grabrails shall be not less than 30 mm and not more than 40 mm outside diameter; or they shall have a sectional shape within the limits of 30 mm to 40 mm diameter.
- Exposed edges and corners of grabrails shall have a radius of not less than 5 mm.

Attachment B - Ambulant Toilet Facility Summary of Requirements

- c. The fastenings and the materials and construction of grabrails shall be able to withstand a force of 1100 N applied at any position and in any direction without deformation or loosening or rotation of the fastenings or fittings.
- d. The clearance between a grabrail and the adjacent wall surface or other obstruction shall be not less than 50 mm and not more than 60 mm. The clearance above a horizontal grabrail shall extend above the top of the grabrail by not less than 600 mm. The clearance below a horizontal or angled rail shall be a minimum of 50 mm except at fixing points.
- e. Grabrails shall be fixed so that there is no obstruction to the passage of the hand along the top 270° arc of horizontal and angled grabrails. There shall be no obstruction to the passage of the hand for the full length of vertical grabrails.

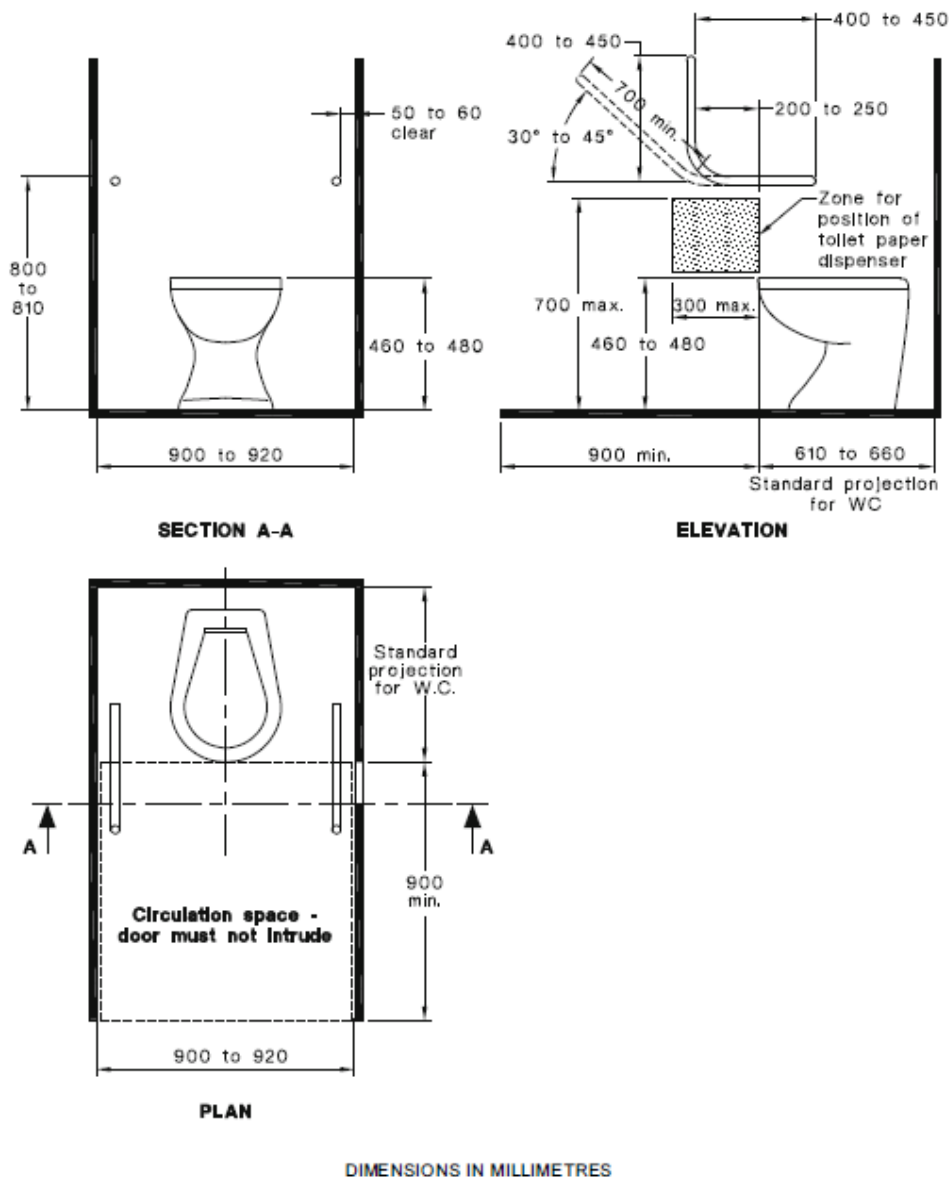
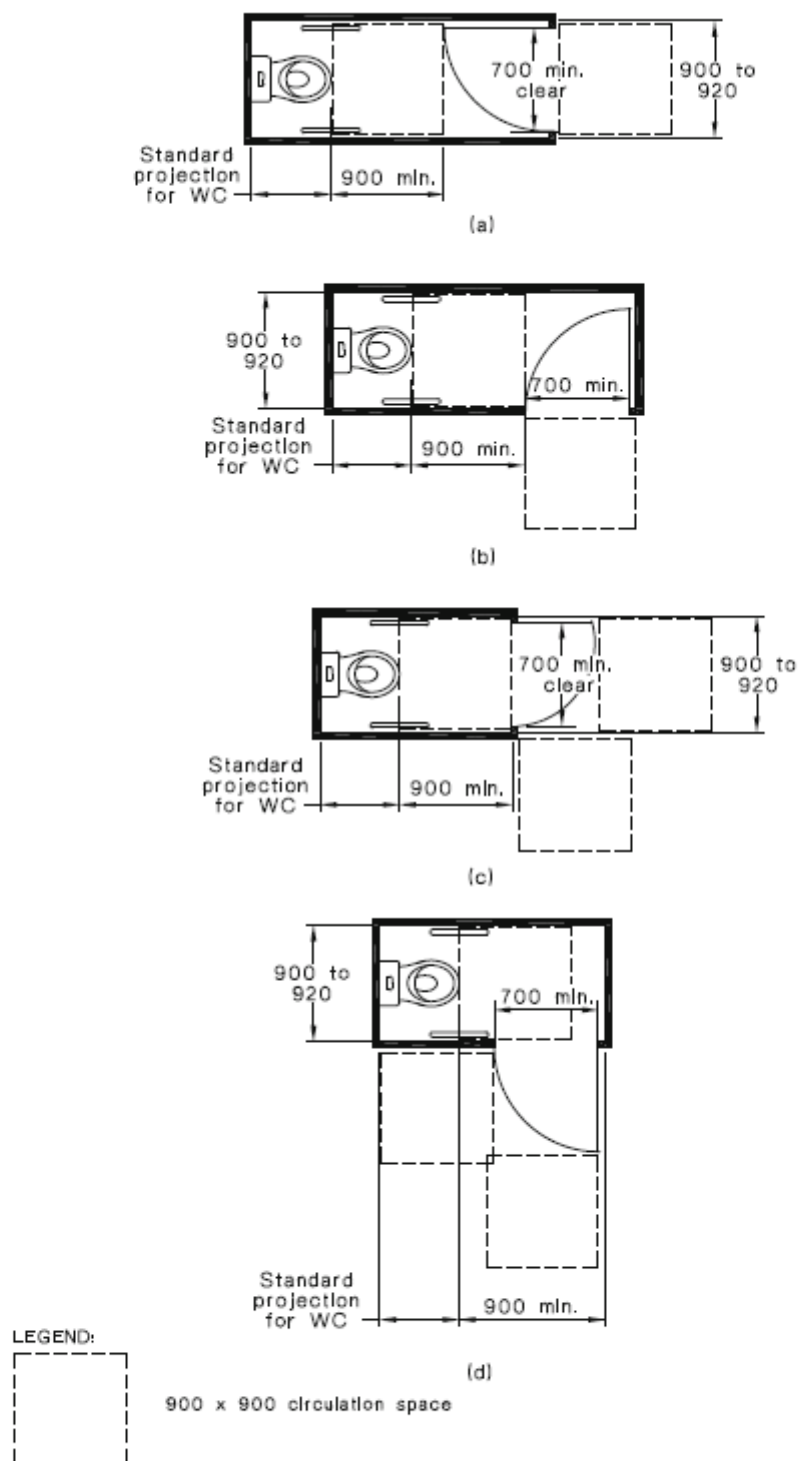


FIGURE 53(A) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—PLAN AND ELEVATION

Attachment B - Ambulant Toilet Facility Summary of Requirements



DIMENSIONS IN MILLIMETRES

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

Attachment C – Assessed Plans

ARCHITECTURAL DRAWINGS

Drawing No.	Drawing Name	Scale
A-000	Cover Sheet	
A-005	Site Plan	1:300
A-006	Demolition Plan	1:100
A-007	Building Set Out Plan	1:100
A-010	Wall Type Schedule	
A-100	Concrete Set Out Plan	1:100
A-110	Ground Floor Plan	1:100
A-115	Partition Plan	1:100
A-120	Reflected Ceiling Plan	1:100
A-130	Roof Plan	1:100
A-200	Elevations - Sheet 01	1:100
A-201	Elevations - Sheet 02	1:100
A-300	Sections - Sheet 01	1:100
A-301	Sections - Sheet 02	1:100
A-400	Internal Elevations	1:50
A-450	Wall Section Details - Sheet 01	1:20
A-451	Wall Section Details - Sheet 02	1:20
A-460	Plan Details	1:5
A-470	Section Details	1:5
A-500	Wet Area Details	1:50
A-510	Joinery Details - Kitchenette	1:20
A-550	External Works - Covered Walkway Sections	1:20
A-560	Stair and Ramp Details	1:50, 1:10
A-570	Typical Handrail Details	1:10
A-600	Door Schedule 01	
A-601	Door Schedule 02	1:50
A-602	Glazing Schedule	
A-700	Furniture Plan	1:100
A-710	Signage Plan	1:100
A-711	Typical Signage Diagrams	1:2, 1:5, 1:20
A-750	External Finishes	
A-900	COLA Relocation - Principle Priced Option	1:300
A-901	COLA Skylights - Principle Priced Option	1:100