



**Access for People with Disabilities**



**Design Compliance Report**

**REF Submission Design Review**

**Dalmeny Public School Upgrade**

<b>Report Number &amp; Revision:</b>	<b>MSA2623_DDA_DAL_3.0</b>
<b>Prepared For:</b>	<b>NSW Department of Education</b>
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## Executive Summary & Recommendations

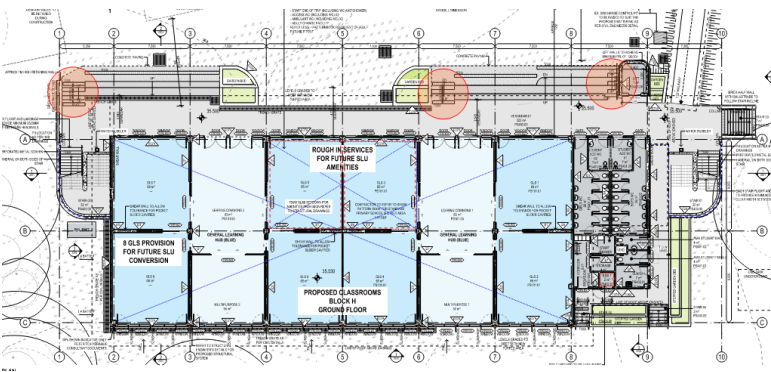
This report has assessed the **REF Submission Design** for the proposed **Dalmeny Public School Upgrade** under the relevant requirements relating to "Access for People with Disabilities".

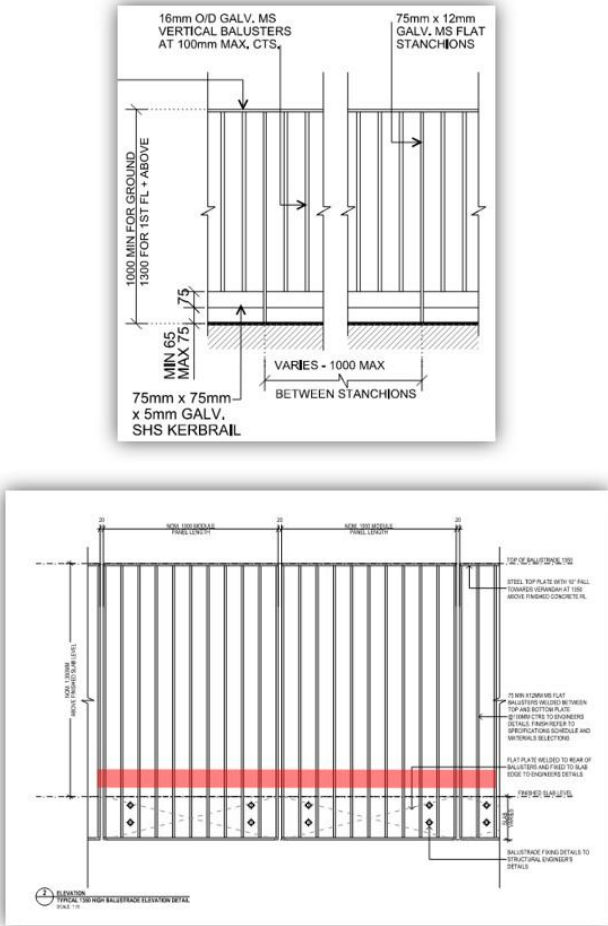
The primary purpose of the report is to assess the design documentation for specified scope works and to provide suitable recommendations to ensure the design will meet the appropriate accessibility requirements.

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

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

**Table 1.0 – Significant DDA Recommendations**

#	Clause	DDA Recommendation	Status
1.	BCA D4D4(a)(ii) & Clause 11 of AS1428.1	<p><b>External Steps – Handrail Arrangement</b></p> <p>There are three stairways that are not provided with handrails down each side of the stairway as required by AS1428.1-2009, circled below.</p> <p><i>A BCA Performance Solution will be required to permit one central handrail two stairways, and allow a single handrail to a third stairway.</i></p> 	<b>BCA Performance Solution</b>

#	Clause	DDA Recommendation	Status
2.	BCA D4D4 & Clause 10.2 of AS1428.1	<p><b>Walkway Edge Protection</b></p> <p>Walkway edge protection is required along the balustrades/barriers in accordance with clause 10.2 of AS1428.1-2009. The barriers will require a kerb rail along the base as per the image below. Further details are to be provided at subsequent design stages for review.</p> 	Can Readily Comply (Subject to Additional Detail)
3.	Various	<p><b>Design Detail</b></p> <p>Further to the above matters, those items that are indicated as "Can Readily Comply – (Subject to Detail)" in Table 3.0 also require further detailed to allow full assessment by the DDA Consultant.</p>	Further Detail Required

## 1.0 Introduction

This Access for People with Disabilities Design Report has been prepared to accompany a Review of Environmental Factors (REF) prepared for the Department of Education (DoE) relating to upgrades to Greenway Park Public School (the development) under Part 5 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and *State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP TI)*.

This document has been prepared in accordance with the *Guidelines for Division 5.1 assessments – Consideration of environmental factors for health services facilities and schools, October 2024* (the Guidelines) by the Department of Planning, Housing and Infrastructure.

This report examines and takes into account the relevant environmental factors in the *Guidelines and Section 170, Section 171 and Section 171A of the Environmental Planning and Assessment Regulations 2021* under Section 170, Section 171 and Section 171A of the EP&A Regulation.

This report has assessed the **REF Submission Design** for the proposed **Dalmeny Public School 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.

## 2.0 Assessed Information

This report is based on assessment of the following information:

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

## 3.0 Purpose of Report

The purpose of this report is to:

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

- Clearly identify any areas of the design documentation where accessibility compliance is not achieved and provide 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 31<sup>st</sup> 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.

#### **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 AS1428.4.1-2009 "*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 used to access a building.

## **Ramp**

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

## **Ramp, kerb**

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

**Ramp, step**

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

**Ramp, threshold**

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

**Sensory impairment**

Any significant loss of hearing or vision.

**Sole occupancy unit**

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

- (a) a dwelling;
- (b) a room or suite of rooms in a Class 3 building, as defined in the BCA, which includes sleeping facilities;
- (c) a room or suite of associated rooms in a Class 5, 6, 7, 8 or 9 building, as defined in the BCA; or
- (d) a room or suite of associated rooms in a Class 9c aged care building, as defined in the BCA, which includes sleeping facilities and any area for the exclusive use of a resident.

**Tactile ground surface indicator (TGSi)**

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

**Tactile signs**

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

**Walkway**

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

## 4.0 Limitations of the Report

The report is subject to the following limitations:

- The assessment is limited to the proposed project scope only as depicted in the assessed information referred to in Section 2.0 of this report and (where applicable) does not consider any existing building compliance beyond that specified in the project scope. Any existing building may/will contain existing non-compliances that are not necessarily addressed by this project scope. This includes the existing school building previously audited in January 2023.
- Some accessibility requirements are recognised as being interpretive in nature. Where these matters are encountered, interpretations are made in accordance with the definitions contained in Section 4.6 "Glossary, Definitions & Acronyms" of this report and Matt Shuter & Associates (MSA) policy. Other specific interpretations relevant to this assessment are included throughout where required.
- The Disability Discrimination Act, 1992 is complaints-based legislation. Compliance with the 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.
- For the purposes of this report, the new building together with buildings A, B, C, E, F, G, K, L, M & Q have been assessed as United Buildings'.
- The information provided to MSA as nominated in Section 2.0 is accepted in good faith as accurate and correct.

## 5.0 Building Characteristics

### 5.1 Building & Location Description

#### 5.1.1 Dalmeny Public School Upgrade

The project site is located at 129 Dalmeny Drive, Prestons and is legally described as Lot 312 DP 882619.

Dalmeny Public School is located on the southern side of Dalmeny Drive and on the northern side of Umbria Street. The surrounding context of the site is predominantly low density residential.

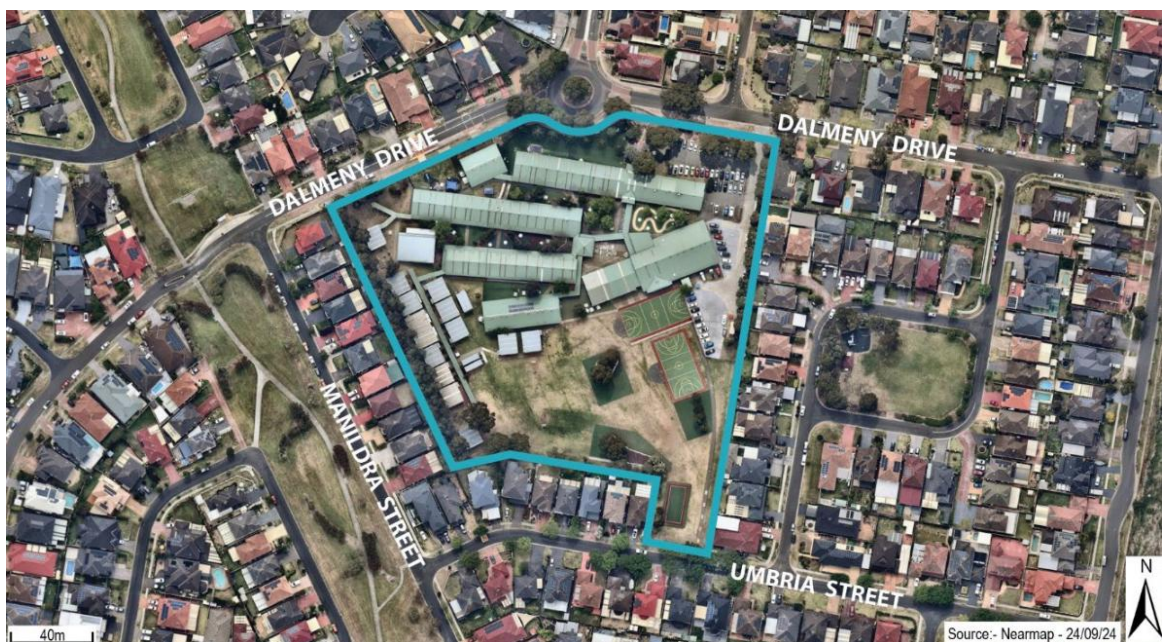


Figure 5.1.1 – Aerial Photograph

#### Proposed Activity Description

The proposed activity for the Dalmeny Public School Upgrade includes the construction and occupation of a two-storey classroom building and associated covered walkways and landscaping.

#### Demolition

- Demolish part of existing fence on Dalmeny Drive;
- Remove two (2) trees; and
- Earthworks;

## Construction and occupation

- Two-storey classroom building (Block H);
- Covered walkways (excluding between Block G and H),
- Footpath between block G and block H
- Landscaping (surrounding Block H),
- Fence and gate south of Block H;
- OSD tank;
- New Main Switch Board;
- Substation; and
- Fire Hydrant.

The classroom building will consist of the following floor layout:

- **Ground Floor Level:** Comprises eight (8) general learning spaces (GLS) and two (2) learning commons spaces (LCS). Also located on the ground floor level are amenities, services, storage spaces and a lift and two stair cases to provide access to the first-floor level; and
- **First Floor Level:** The first-floor level will also comprise eight (8) GLS and two (2) LCS. Also located on the first-floor level are amenities, a mechanical plant room and other rooms for services.

## Works to be undertaken under separate Planning Pathway (not part of this REF)

Works to be undertaken under a separate planning pathway cannot be undertaken until the Activity is completed and operational.

- Decommission and remove existing single storey portable classrooms;
- Decommission and remove existing portable amenities;
- Associated covered walkways to be demolished;
- Associated site infrastructure works;
- Shade structure over pathway between block G and H;
- Remainder of landscaping
- Fencing and gate north-west of Block H.



## 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 Assessment Data for New Buildings**

BCA Clause		School Building
<b>A6G1</b>	Classification	Class 9b (Secondary School Building)
<b>C2D3</b>	Rise in Stories	2
<b>C2D2</b>	Construction Type	Type B Construction (Intermediate Fire Resistance)
<b>C3D3</b>	Floor areas and Fire Compartment Limitations	Type B (Class 5, 9b or 9c) - Max Floor Area 5500m <sup>2</sup> , Max Volume 33000m <sup>3</sup>
Schedule 1	Effective Height	Less than 12m

## 6.0 Access Assessment & Recommendations

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.

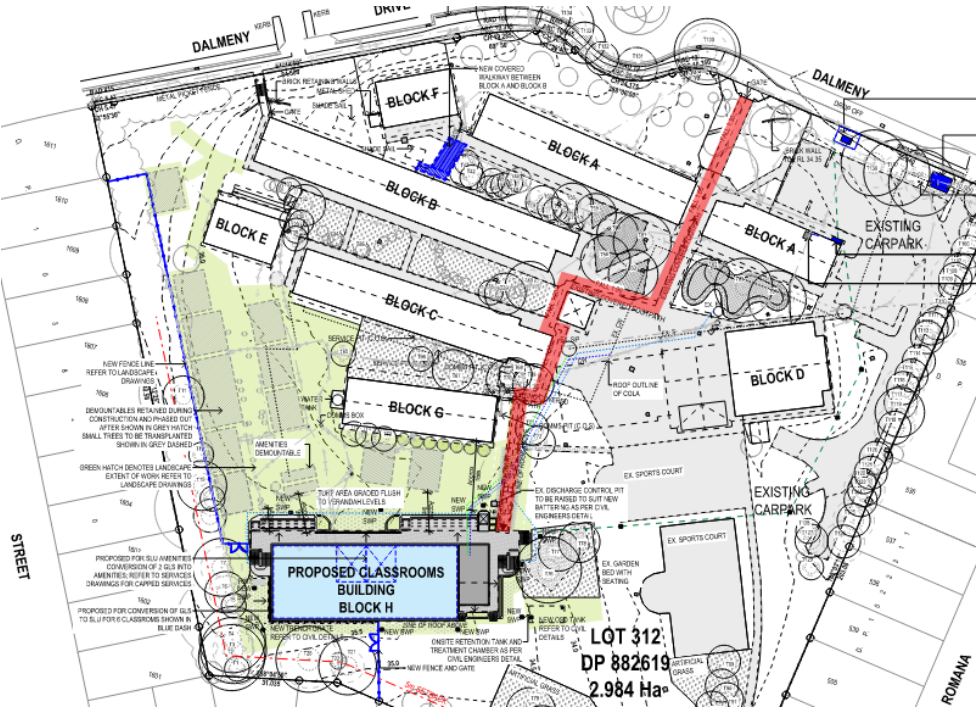
The following notations are made in the below table:

**Table 6.0 – Status Key for DDA Compliance Assessment Table**

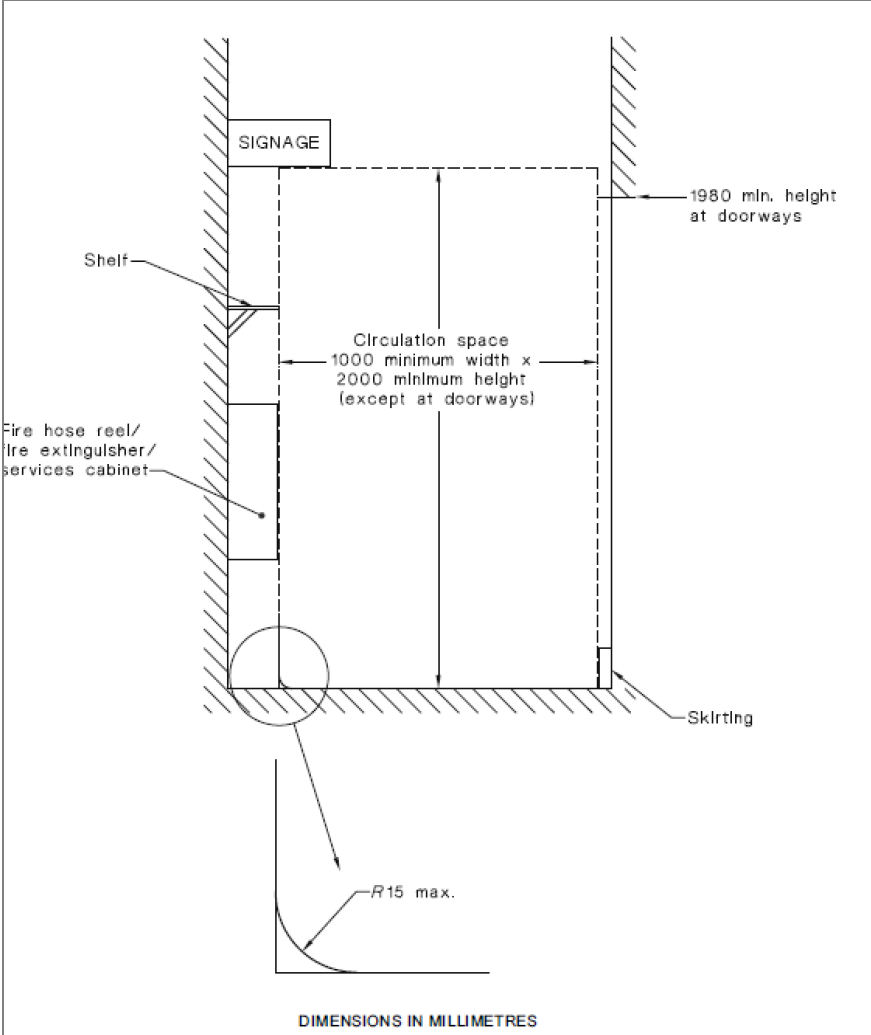
Status	Description
<b>Complies</b>	The design documentation for new building works demonstrates compliance with the relevant deemed-to-satisfy accessibility / DDA requirement as relevant to the project scope
<b>Can Readily Comply</b> <i>Subject to Additional Detail</i>	Though strict & full compliance 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.
<b>NA / Informational</b>	The matter is not applicable to the item of the project scope or the clause is informational only. No specific action required.
<b>Does Not Comply</b>	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.
<b>Fire Engineering</b>	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.
<b>BCA / DDA Performance Solution</b>	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.
<b>Certification by Designer or Specialist.</b>	Detailed assessment / confirmation is required from the relevant designer, design engineer or specialist to confirm compliance with the nominated accessibility requirement/s. This may be technical advice at early design stages or design compliance certification at detailed design stages.

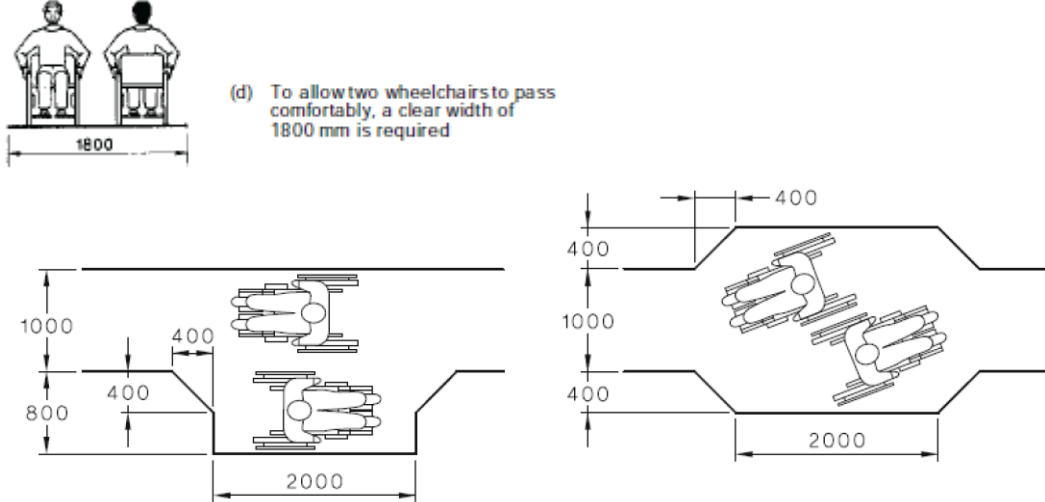
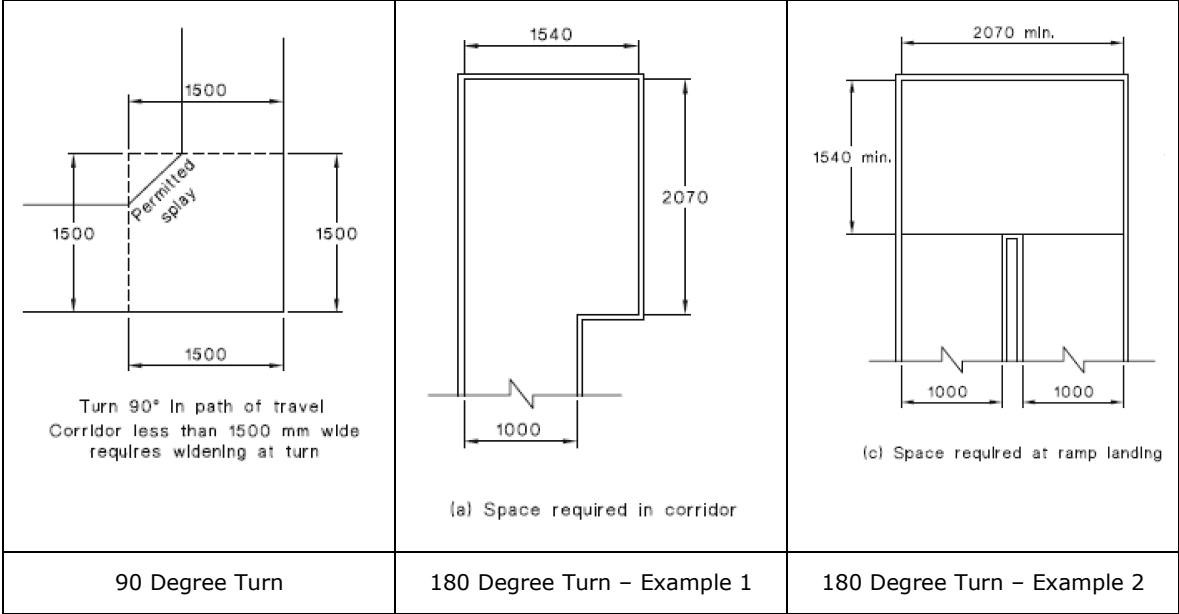
Table 6.0 provides a summary of the technical accessibility / DDA compliance requirements and should be read in conjunction with the full terms, wording and requirements of the relevant accessibility legislation, BCA and Australian Standards.

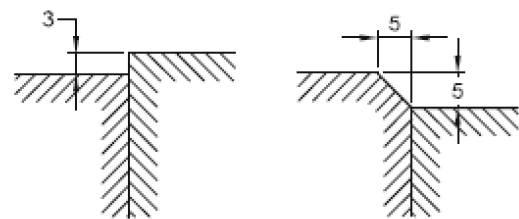
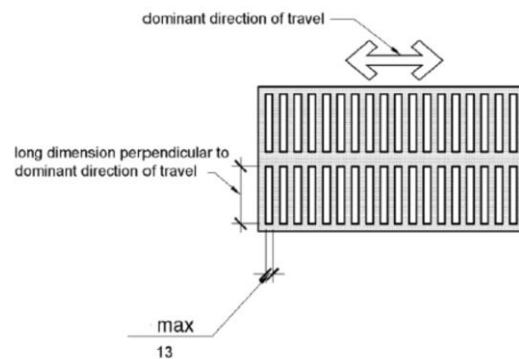
Table 6.0 – DDA Compliance Schedule

Clause	Accessibility Requirement	Compliance Comment	Status
<b>What Buildings Must be Accessible?</b>			
BCA D4D2	<b>Class 9b – Schools &amp; Early Childhood Centres Accessible Areas</b> To and within all areas normally used by the occupants.	Access has generally been indicated to all Class 9b school areas as required.	<b>Complies</b>
<b>Access to Buildings</b>			
BCA D4D3(1)(a)	Accessway provided from main points of pedestrian entry at the allotment boundary to building entry	<p>An accessway is provided from the main point of pedestrian entry being the entrance off Dalmeny Drive, near Block A. The accessway appears to achieve compliance based off the Site Plan, showing different gradients and walkways.</p> 	<b>Complies</b>
BCA D4D3(1)(b)	Accessway provided between other accessible buildings connected by a pedestrian link	A compliant accessway is provided between Block G and the new Block H, indicating compliance with the clause.	<b>Complies</b>
BCA D4D3(1)(c)	Accessway provided between any accessible carparking space on the allotment and building entry	Any existing accessible car parking spaces to be nominated on the plans to confirm compliance with this clause.	<b>Can Readily Comply</b>
BCA D4D3(2)(a)	Accessway provided through the 'principal pedestrian entrance' and not less than 50% of all entrances.	An accessway is provided via the footpath walkway through to the 'principal pedestrian entrance' to the building. There are multiple pedestrian entrances into the building, all of which are accessible based on the current design.	<b>Complies</b>
BCA D4D3(2)(b)	Where the floor area of the building exceeds 500m <sup>2</sup> , a non-accessible entrance must not be located more than 50m from an accessible entrance.	There are two (2) non accessible pedestrian entrances into the building that are less than 50m from the main accessible pedestrian entrance which is considered compliant with Clause BCA D3.2(b)(ii).	<b>Complies</b>

Clause	Accessibility Requirement	Compliance Comment	Status
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)	Block H contains multiple entrance doorways measuring at least 850mm wide. Door schedule is provided which confirms door width compliance.	<b>Complies</b>
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).	Block H contains multiple entrance doorways measuring at least 850mm wide. Door schedule is provided which confirms door width compliance.	<b>Complies</b>
<b>Accessible Building Parts &amp; Concessions</b>			
BCA D4D4	<b>Features Required to be Accessible</b> <ul style="list-style-type: none"> <li>• Accessible path accessways complying with detailed requirements of AS1428.1-2009</li> <li>• 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.</li> <li>• Stairways (other than the fire isolated stairways) are required to comply with Clause 11 of AS1428.1-2009.</li> <li>• Fire isolated stairways are required to comply with Clause 11.1 (f) and (g) of AS1428.1</li> <li>• Every passenger lift must comply with BCA 3.6</li> <li>• Concessions from passenger lift requirements in 3 storey Class 5,6,7b or 8 buildings with a floor area of less than 200m<sup>2</sup> for the upper storeys.</li> <li>• Specific requirements apply in relation to carpets in accessible areas.</li> </ul>	Informational – detailed requirements are contained below for the relevant accessible features	<b>Informational</b>
BCA D4D4(f)	<b>Accessible Exemption - Ramp or Lift to Small Class 5, 6, 7b or 8 Storeys</b> 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— <ul style="list-style-type: none"> <li>• containing not more than 3 storeys; and</li> <li>• with a floor area for each storey, excluding the entrance storey, of not more than 200 m2</li> </ul>	Not applicable	<b>Not Applicable</b>
BCA D4D5	<b>Accessible Exemption – Inappropriate or Unsafe Areas</b> <ul style="list-style-type: none"> <li>• Access into certain areas are provided with a concession from the general Access requirements.</li> <li>• Areas where it would be inappropriate because of the use of the particular area.</li> <li>• An area that poses a health/safety risk for people with a disability.</li> </ul>	Service and electrical rooms are generally exempt from compliance with accessibility requirements.	<b>Informational</b>

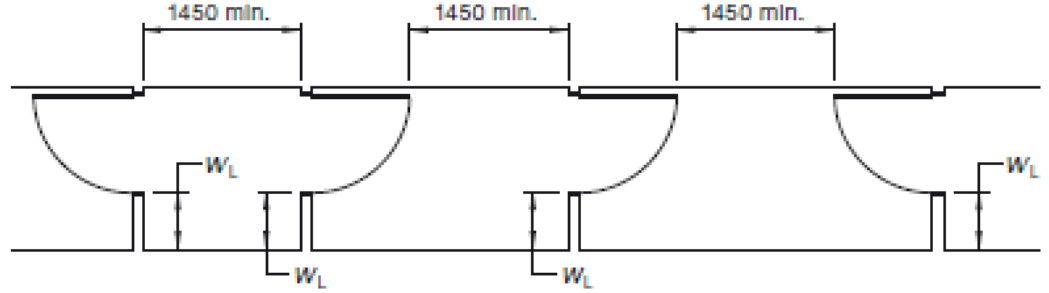
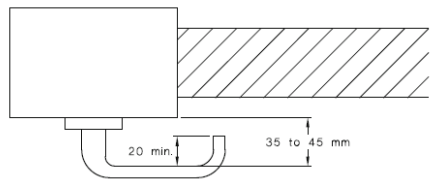
Clause	Accessibility Requirement	Compliance Comment	Status
<b>The Accessible Path</b>			
BCA D4D4, Clause 6.2 & 6.3 of AS1428.1	<p><b>Accessible Path Clear Width</b></p> <p>Accessible paths must be a minimum 1000mm wide (or 1800mm minimum to avoid passing bays) and free of any protruding obstructions.</p> 	All accessible paths are a minimum of 1000mm in width, indicating compliance with this clause.	<b>Complies</b>
BCA D4D4, Clause 6.2 & 6.3 of AS1428.1	<p><b>Accessible Path Clear Height</b></p> <p>Unobstructed clear height of no less than 2000mm and 1980mm at doorways</p>	The accessible path clear height of all pathways and doorways are greater than 2000mm and 1980mm at doorways, generally indicating compliance with this clause.	<b>Complies</b>
10.1 of AS1428.1	<p><b>Accessible Path Crossfall</b></p> <p>Maximum crossfall of 1:40, or 1:33 where bitumen</p>	The accessible path crossfall appears compliant. Please show on plans the crossfall expressed as a percentage along the 1:22 walkway to confirm compliance.	<b>Further Detail Required</b>

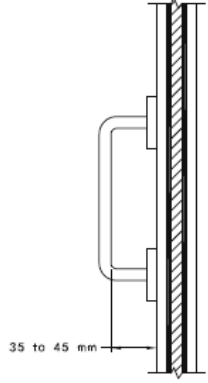
Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D4(c)(d) & 6.4 of AS1428.1	<p><b>Passing Bays</b></p> <ul style="list-style-type: none"> <li>Must be provided at no greater than 20m intervals to allow two wheelchairs to pass.</li> <li>This is only required where the accessible path is less than 1800mm width and where a direct line of sight is not available.</li> <li>An intersection of an accessway must satisfy <i>both</i> passing bay and turning space dimensions</li> </ul> 	Corridors, pathways and access links are adequately sized to permit passing bays, indicating general compliance with this clause.	Complies
BCA D4D4 & 6.5 of AS1428.1	<p><b>Circulation space</b> must be provided in front of key accessible features and along the accessible path to allow the following turns</p> <ul style="list-style-type: none"> <li>90 degree turn - 1500mm x 1500mm</li> <li>180 degree turn - 2070mm x 1540mm</li> <li>360 degree turn - 2250mm x 2250mm (2450mm x 2450mm preferred/desirable)</li> <li>Turning spaces must be provided within 2m of the accessway end and no greater than 20m apart along the accessway</li> </ul> 	The circulation spaces along all accessible pathways are compliant based off the current design.	Complies

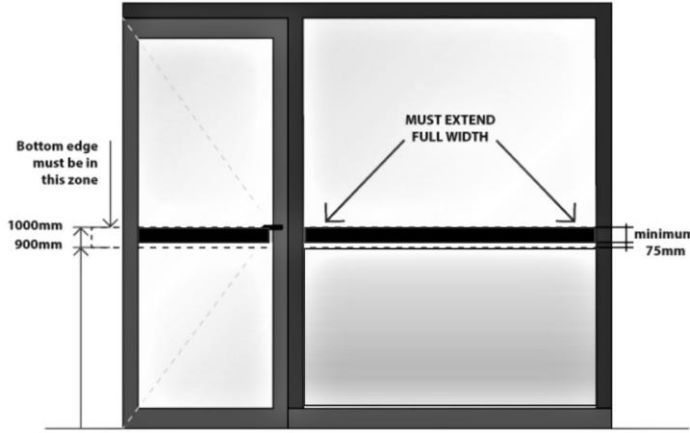
Clause	Accessibility Requirement	Compliance Comment	Status																				
Floor Surfaces																							
Clause 7 of AS1428.1	<p><b>Abutting Floor Surfaces</b></p> <p>Provide a smooth transition between abutting surfaces (including recessed mats).</p> <p>A construction tolerance of +/- 3mm for vertical differences is allowable or +/- 5mm where edges are rounded or beveled. Gaps must not exceed 5mm in width.</p> 	Floor surface materials and transitions to be confirmed during detailed design.	Can Readily Comply (Subject to Additional Detail)																				
Clause 7.5 of AS1428.1	<p><b>Floor Grates</b></p> <p>Surface grates must have circular openings not greater than 13mm, or slotted openings not greater than 13mm traverse to the direction of travel.</p>  <p>Example of slotted Grate with 13mm max</p>	Floor / Trench grate gap details to be confirmed during detailed design. Please ensure any drainage grate gaps along accessible pathways are no greater than 8mm running parallel with the path of travel and 13mm running perpendicular to the path of travel.	Can Readily Comply (Subject to Additional Detail)																				
BCA Table D3D15	<p><b>Slip Resistance</b></p> <p>The following slip resistance levels must be met per AS4586-2013</p> <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> <p>Specification notes &amp;/or test reports for proposed materials required to confirm compliance.</p>	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	Floor surface materials and slip resistance to be confirmed during detailed design.	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)	<p><b>Carpets</b> – on the accessible path must ensure:</p> <ul style="list-style-type: none"> <li>the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm,</li> <li>A combined thickness of carpet and pile shall not exceed 15mm.</li> </ul>	Floor surface materials to be confirmed during detailed design.	<b>Can Readily Comply (Subject to Additional Detail)</b>
<b>Doorways &amp; Doors</b>			
Clause 13 of AS1428.1	<p><b>Clear Opening of Doorways</b></p> <ul style="list-style-type: none"> <li>Minimum 850mm clear opening (usually requires 920mm door leaf)</li> <li>Where double doors are used, this applies to the active leaf</li> </ul>	Door schedule is provided which confirms door width compliance.	<b>Complies</b>
Clause 13 of AS1428.1	<p><b>Circulation Space at Doorways</b></p> <ul style="list-style-type: none"> <li>Clear circulation space around the per Section 13 of AS1428.1-2009 dependant on if a swing door, sliding door or power-operated door</li> <li>Door leaf should be inset minimally and no more than 300mm max to allow functional use</li> <li>Landings at doorways to be equivalent size to the required circulation space (max 1:40 crossfall)</li> </ul> <div> </div> <p><i>Example of Swing Door Circulation under Figure 31    Example of Sliding Door Circulation Space under Figure 32</i></p>	The circulation spaces at the doorways are compliant at this stage of the design.	<b>Complies</b>

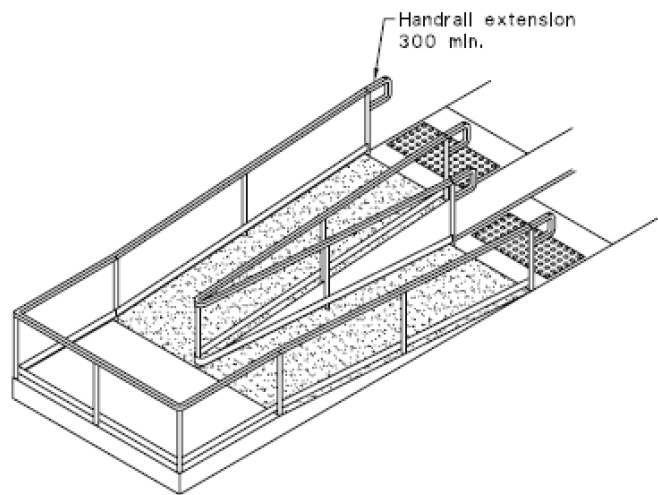
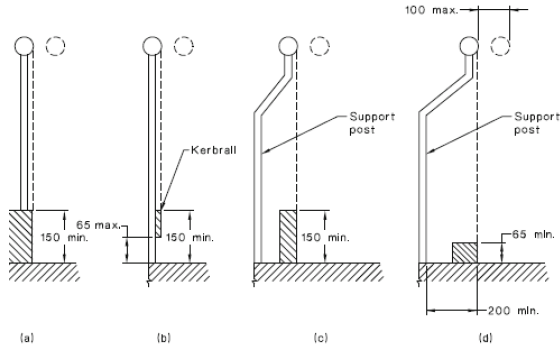


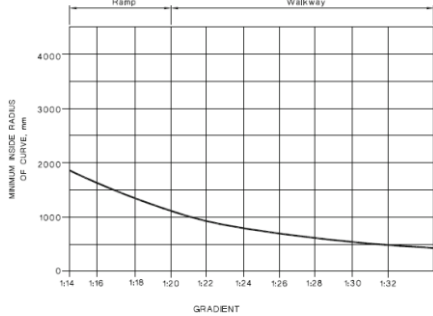
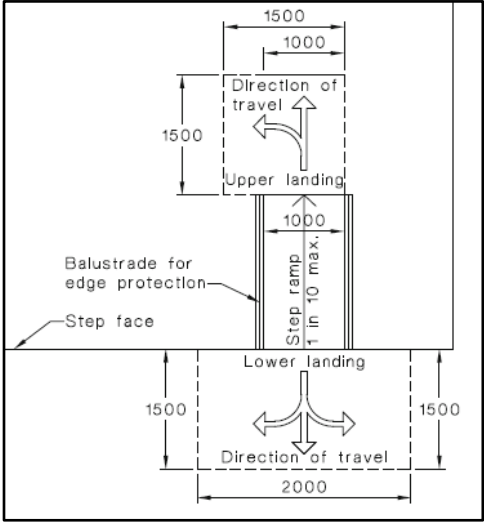
Clause	Accessibility Requirement	Compliance Comment	Status
Clause 13.4 of AS1428.1	<p><b>Distance Between Successive Doors in Passages</b></p> <p>Minimum 1450mm clearance required between door swing / leaf and next successive door on an accessible path airlock or vestibule.</p>  <p><i>Distance between Successive Doors – Figure 34 of AS1428.1</i></p>	There are no successive doors in passages in the proposed works.	Informational
Clause 13.5 of AS1428.1	<p><b>Accessible Door Hardware &amp; Features - General</b></p> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>To initially open the door</li> <li>To swing or slide the door</li> <li>To hold the door open between 60° and 90°</li> </ul> </li> <li>Locking snibs must have a lever handle of a minimum length of 45mm from the centre of the spindle</li> <li>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</li> <li>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.</li> <li>Door must contain Luminance Contrast between door, jamb &amp;/or wall of 30% provided to identify the door (see "Colour Contrast" of this report)</li> </ul>	Door hardware schedule details to be supplied during detailed design.	Can Readily Comply (Subject to Additional Detail)
Clause 13.5 of AS1428.1	<p><b>Swinging Door Hardware</b></p> <ul style="list-style-type: none"> <li>Lever type handles that don't need to be gripped, pinched or twisted should be provided</li> <li>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</li> <li>Located 900mm-1100mm above floor level</li> </ul> 	Door hardware schedule details to be supplied during detailed design.	Can Readily Comply (Subject to Additional Detail)

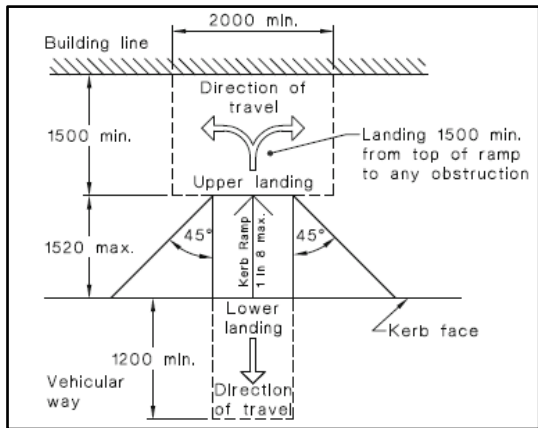
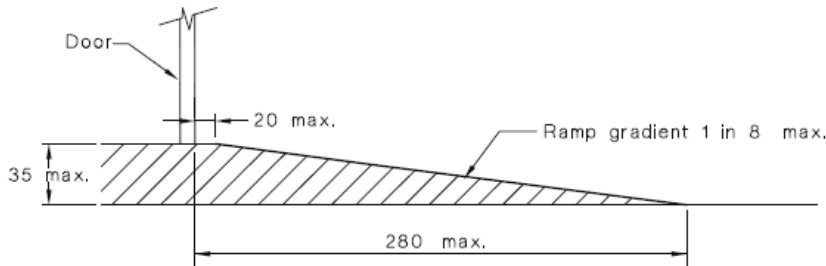
Clause	Accessibility Requirement	Compliance Comment	Status
Clause 13.5 of AS1428.1	<p><b>Sliding Door Hardware</b></p> <ul style="list-style-type: none"> <li>D pull handles should be provided to sliding doors</li> <li>Located 900mm-1000mm and no less than 60mm from the jamb (when open or closed)</li> <li>For doors other than fire doors and smoke doors where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the following: <ul style="list-style-type: none"> <li>(i) To initially open the door..... 20 N</li> <li>(ii) To swing or slide the door.....20 N.</li> <li>(iii) To hold the door open between 60° and 90°.....20 N.</li> </ul> </li> </ul> 	<p>Door hardware schedule details to be supplied during detailed design.</p> <p>Newton force testing for opening of sliding doors to be conducted on site at completion.</p>	<b>Can Readily Comply (Subject to Additional Detail)</b>
Clause 13.5 of AS1428.1	<p><b>Power Operated Door Hardware</b></p> <ul style="list-style-type: none"> <li>Buttons for power operated doors must be 25mm raised diameter</li> <li>Located 1000mm-2000mm of the hinge side of the door and minimum 500mm from any internal corner</li> </ul>	There does not appear to be any power operated doorways proposed.	<b>Not Applicable</b>
<b>Colour Contrast &amp; Visual Identification</b>			
Clause 13.1 of AS1428.1-2009, AS1428.4.1-2009	<p><b>Luminance Reflective Value (LRV) Contrast</b></p> <p>To improve visual identification, the following building elements must be provided with a Luminance Reflective Value contrast of min 30% unless otherwise stated:</p> <ul style="list-style-type: none"> <li>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)</li> <li>Stair Nosings (addressed elsewhere in this report)</li> <li>Tactile Ground Surface Indicators (addressed elsewhere in this report)</li> <li>Strip/decal to full height glazing (see below)</li> <li>Columns, bollards or obstructions adjacent to the accessway (desirable)</li> <li>Handrails where against a wall or screen (desirable)</li> <li>Door handles (Desirable)</li> </ul>	<p>Luminance Contrast details to be supplied during detailed design.</p> <p><i>Plan note/specification to be provided on plans confirming intended compliance.</i></p>	<b>Can Readily Comply (Subject to Additional Detail)</b>

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D12 & Clause 6.6 of AS1428.1-2009	<p><b>Visual Indicators on Glazing</b></p> <p>All full height glazing that is not otherwise provided with a handrail or transom must be provided with:</p> <ul style="list-style-type: none"> <li>A contrasting strip not less than 75mm high to identify the glazing</li> <li>Lower edge located between 900mm-1000mm above floor level</li> <li>30% LRV contrast against floor surface within 2m of the glazing on the opposite side</li> </ul>  <p><b>Example of Visual Indication Strip on Glazing</b></p>	<p>Visual indicator on all glazing including doorway to be provided on plans to confirm compliance.</p> <p><i>Plan note/specification to be provided on plans confirming intended compliance.</i></p>	<b>Can Readily Comply (Subject to Additional Detail)</b>
<b>Walkways</b>			
BCA D4D4 & Clause 10 of AS1428.1	<p><b>Walkway Design</b></p> <ul style="list-style-type: none"> <li>Walkway gradients must not be steeper than 1:20</li> <li>Landings that are min. 1200mm deep spaced no greater than 15m apart for 1:20 grades and every 25m for 1:33</li> <li>For walkways between 1:20 and 1:33 the gradient is calculated by linear interpolation</li> <li>The landing spacing can be increased by 30% if at least one side is bound by a handrail and kerb/wall</li> <li>No landings are required if shallower than 1:33</li> <li>Sharp transitions shall be provided between the planes of landings and ramps</li> <li>Landings shall be provided at all changes in direction</li> <li>1800mm minimum width, or passing bays every 6m where less</li> <li>Crossfalls to shed water up to 1:40 max, or 1:33 if bitumen</li> </ul>	<p>The external path connection between the Block H, existing internal accessways, and the main point of pedestrian entry at the allotment boundary are required to be fully accessible in accordance with AS1428.1-2009.</p> <p>The design of the walkways indicates general compliance with this clause at this stage of the design.</p>	<b>Complies</b>

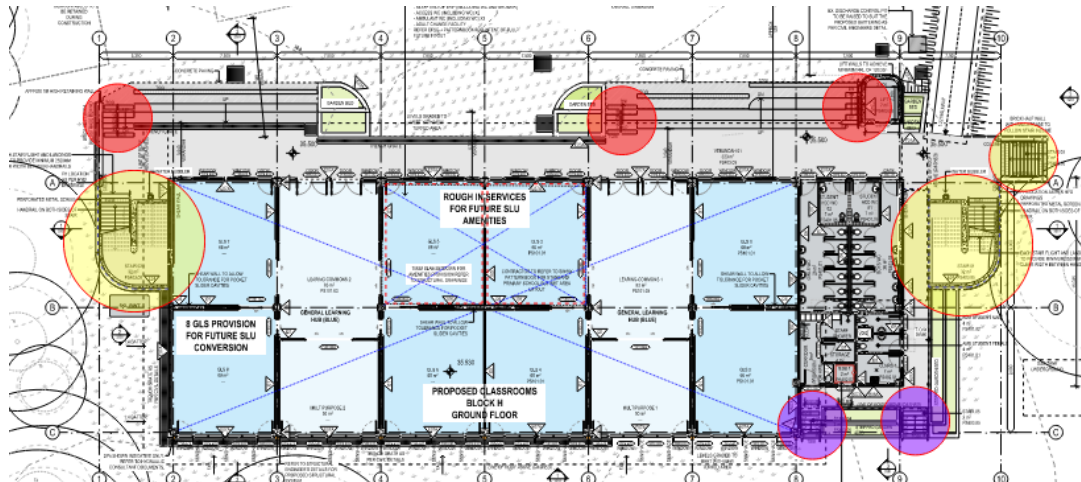
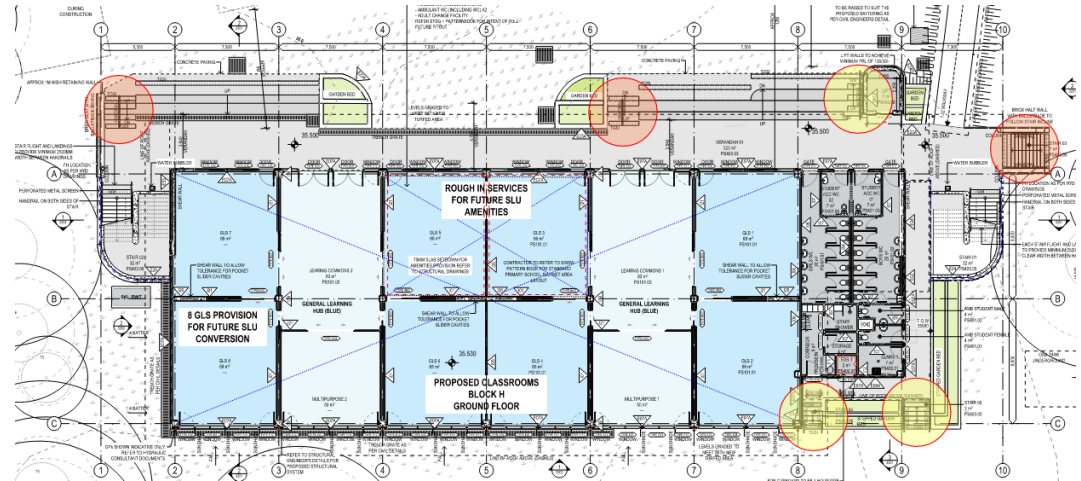


Clause	Accessibility Requirement	Compliance Comment	Status
	 <p><b>ISOMETRIC VIEW</b></p> <p><i>Example of Ramp Design – Isometric View</i></p>		
BCA D4D4(a) & 10.3 of AS1428.1	<p><b>Ramp Edge Protection &amp; Handrails</b></p> <ul style="list-style-type: none"> <li>Continuous accessible handrails provided to both sides of ramp at a constant height between 865mm-1000mm</li> <li>300mm handrail extensions to top and bottom</li> <li>Accessible handrail terminations - return to floor, wall or 180 degrees</li> <li>35-50mm diameter with 50mm minimum clearance</li> <li>Free of any obstruction in top 270 degrees of handrail radius</li> <li>Kerb &gt;150mm in height to both sides, or a 65-75mm kerb with balusters setback at least 200mm ( a 75mm-150mm height kerb is prohibited).</li> <li>There shall be no longitudinal gap or slot over 20mm between 75mm-150mm in height</li> </ul>  <p><i>Example of Ramp Handrail &amp; Kerb Side Protection</i></p>	There are no new ramps proposed.	<b>Not Applicable</b>
BCA D4D12(a)	<p><b>Ramps – Total Level Change</b></p> <p>A series of connected ramps must not have a combined vertical rise of more than 3.6m (except public transport buildings)</p>	There are no new ramps proposed.	<b>Not Applicable</b>

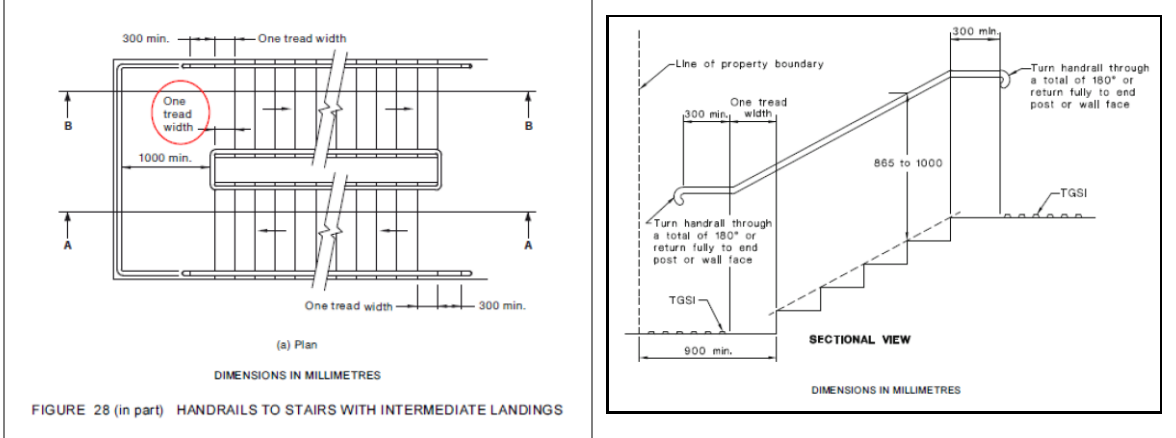
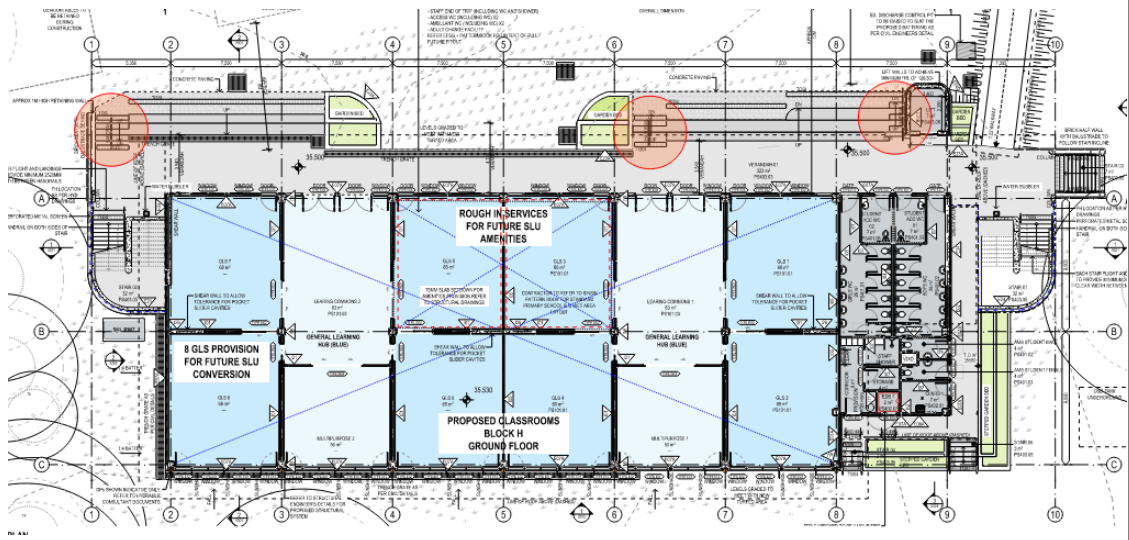
Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D12(a) & 10.4 o& 10.8 of AS1428.1	<p><b>Curved Ramps</b></p> <p>Curved ramps, walkways and landings shall comply with the following:</p> <ul style="list-style-type: none"> <li>The gradient of curved ramps and walkways shall comply with Figure 20.</li> <li>1200mm deep landings at least every 9m where gradient is 1:14</li> <li>Landings at changes in direction being 1500mm x 1500mm for 90 degrees and 2070mm x 1540mm for 180 degrees</li> <li>Landings at doors at least the size of the required circulation space</li> <li>The length of a curved ramp shall be measured horizontally along its centreline.</li> <li>Curved ramps and walkways shall have a width of not less than 1500 mm.</li> <li>Any crossfall shall be towards the centre of curvature</li> </ul>  <p>FIGURE 20 CURVED RAMP AND WALKWAY GRADIENTS</p>	There are no new curved ramps proposed.	<b>Not Applicable</b>
BCA D4D12(a) DD4D12(b) & 10.6 of AS1428.1	<p><b>Step Ramps</b></p> <p>Step ramps shall have:</p> <ul style="list-style-type: none"> <li>a maximum rise of 190 mm;</li> <li>a length not greater than 1900 mm; and</li> <li>a gradient not steeper than 1 in 10</li> <li>top landings of at least 1500 x 1500mm or increased if at doors</li> <li>A landing for a step ramp must not overlap a landing for another step ramp or ramp.</li> </ul>  <p><b>Example of Accessible Kerb Ramp Design</b></p>	There are no apparent step ramps proposed.	<b>Non Applicable</b>

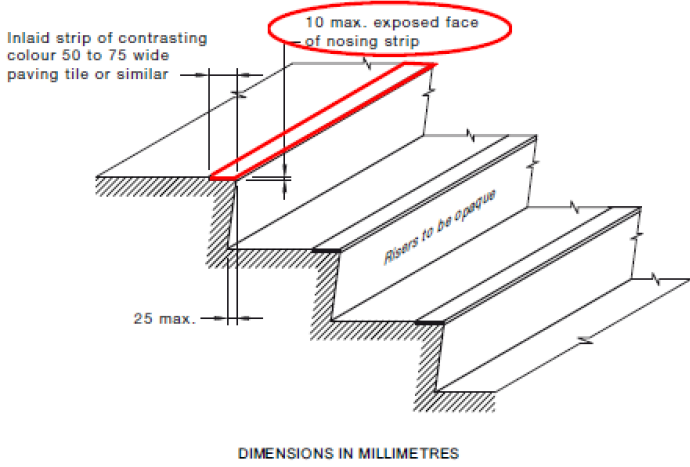
Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D4(a) & 10.7 of AS1428.1	<p><b>Kerb Ramps</b></p> <p><i>AS1428.1</i></p> <p><i>Kerb ramps shall have</i></p> <ul style="list-style-type: none"> <li>a maximum rise of 190 mm;</li> <li>a length not greater than 1520 mm; and</li> <li>a gradient not steeper than 1 in 8, located within or attached to a kerb</li> <li>Contrast to the surrounding surface or provided with 50mm perimeter junction stripe</li> <li>Align with opposing kerb ramps where crossing vehicle ways</li> </ul>  <p><b>Example of Accessible Kerb Ramp Design</b></p>	There are no kerb ramps proposed.	Not Applicable
BCA D4D4(a) & 10.5 of AS1428.1	<p><b>Door Threshold Ramps</b></p> <p><i>AS1428.1</i></p> <ul style="list-style-type: none"> <li>Door threshold ramps must be contained in the door threshold</li> <li>Must not exceed 1:8, 35mm in RL change and 280mm in length</li> </ul>  <p><b>DIMENSIONS IN MILLIMETRES</b></p>	Where proposed, threshold details to be supplied during detailed design stage.	Can Readily Comply (Subject to Additional Detail)
BCA D3D11	<p><b>Pedestrian (Non-Accessible) Ramps</b></p> <p><i>BCA Clause D2.10</i></p> <ul style="list-style-type: none"> <li>Pedestrian ramps not relied upon as an accessible path must maintain a maximum gradient of 1:8 (BCA)</li> <li>A handrail to at least one side (Essential)</li> <li>Accessible handrails are recommended to both sides to assist with passive guidance and support (Desirable)</li> </ul>	NA – There are no non-accessible ramps proposed	Not Applicable

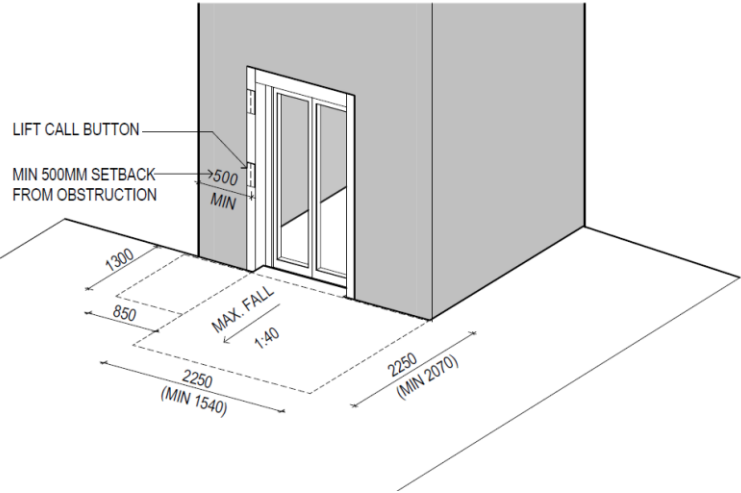


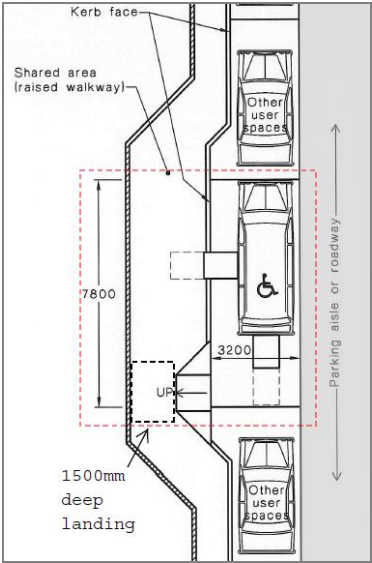
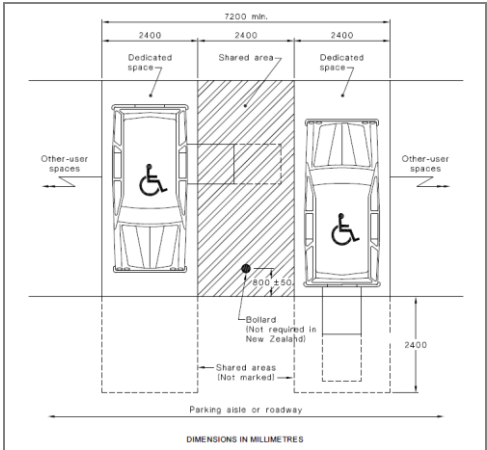
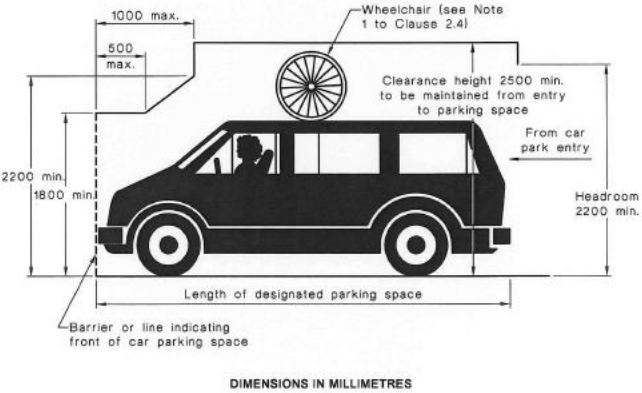
Clause	Accessibility Requirement	Compliance Comment	Status																											
Stairs																														
BCA D3D14, D4D4 & Section 11 of AS1428.1-2009	<p><b>Stair Design</b></p> <ul style="list-style-type: none"><li>Not more than 18 and not less than 2 risers in each flight</li><li>Constant goings and risers throughout the flight (+/- 5mm between consecutive and max +/- 10mm through flight)</li><li>Going, riser &amp; quantity dimensions meeting Table D3D14:</li></ul> <p><b>Table D3D14: Riser and going dimensions</b></p> <table><tr><th rowspan="2">Stairway location</th><th colspan="2">Riser (R)</th><th colspan="2">Going (G)<sup>Note 3</sup></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 <sup>Note 1</sup></td><td>190</td><td>115</td><td>355</td><td>240</td><td>700</td><td>550</td></tr></table> <ul style="list-style-type: none"><li>Bottom riser may vary when meeting a public road only</li><li>No winders for public stairs</li><li>Landings no steeper than 1:50 at the top and bottom extending no less than 750mm, 900mm preferred to accommodate tactiles</li><li>Setback so the accessible handrails do not protrude into pedestrian crossflow generally</li><li>Setback 900mm at property boundaries so tactiles also do not protrude past boundary</li></ul>	Stairway location	Riser (R)		Going (G) <sup>Note 3</sup>		Quantity (2R + G)		Max	Min	Max	Min	Max	Min	Public	190	115	355	250	700	550	Private <sup>Note 1</sup>	190	115	355	240	700	550	<p>The stairway goings and risers marked in yellow circles below are considered compliant.</p> <p>The stairway goings and risers marked in red circles below are considered non-compliant due to going lengths exceeding the maximum length of 355mm (400mm).</p> <p>Detailed plans of all stair sets marked in purple to be provided for review to confirm explicit compliance.</p> <p>Further detail of the slip resistance of the treads/nosing to be provided to confirm compliance.</p> 	Further Detail Required
Stairway location	Riser (R)		Going (G) <sup>Note 3</sup>		Quantity (2R + G)																									
	Max	Min	Max	Min	Max	Min																								
Public	190	115	355	250	700	550																								
Private <sup>Note 1</sup>	190	115	355	240	700	550																								
BCA D4D4(a)(ii) & Clause 11 of AS1428.1	<p><b>Stair Handrails</b></p> <ul style="list-style-type: none"><li>Handrails provided to both sides of all accessible stairs (only one side in fire isolated stairs)</li><li>865mm-1000mm above nosing line</li><li>Continuous through flights and landings</li><li>Consistent height throughout</li><li>Handrails shall have no vertical sections and shall follow the angle of the stairway nosings</li><li>Risers must be offset at any mid-landings to avoid vertical sections in handrails</li><li>Handrail at top of stair to extend 300mm past top riser</li><li>Handrail at bottom of stair to extend one tread depth (at angle) plus 300mm horizontal</li><li>Accessible terminations - return to floor, wall or 180 degrees</li><li>35-50mm diameter with 50mm minimum clearance</li><li>Free of any obstruction in top 270 degrees of handrail radius</li></ul>	<p>The stairway handrails marked in orange circles below are considered compliant.</p> <p>Detailed plans of all other stair handrails (yellow circles) to be provided for review to confirm compliance, including 300mm handrail extensions to all stairs.</p> 	Further Detail Required																											






Clause	Accessibility Requirement	Compliance Comment	Status
	 <p>FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS</p>	<p><b>External Steps – Handrail Arrangement</b></p> <p>There are three stairways that are not provided with handrails down each side of the stairway as required by AS1428.1-2009, circled below.</p> <p><i>A BCA Performance Solution will be required to permit one central handrail to two stairways, and allow a single handrail to a third stairway.</i></p> 	<p><b>BCA Performance Solution</b></p>
BCA D3D14(1)(g)	<p><b>Stairs in Consecutive Flights</b></p> <p>Where consecutive flights contain more than 36 risers in a Class 9b building, the stair must contain a minimum 30 degree change in direction.</p>	<p>NA – There are no consecutive stair flights exceeding 36 risers</p>	<p><b>Not Applicable</b></p>

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D3D14, 11.1 & Figure 27 of AS1428.1.	<p><b>Stair Nosings</b></p> <ul style="list-style-type: none"> <li>Contrasting nosing being a 50-75mm strip that has an LRV contrast of no less than 30%</li> <li>Nosing strips must be located within 15mm of the leading edge and not extend more than 10mm on the vertical face.</li> <li>Not project beyond riser and max splay of 25mm</li> <li>Nosing profile to be 5mm max radius or chamfer</li> </ul>  <p>FIGURE 27(B) A TYPICAL STAIR NOSING PROFILE WITH EXPOSED NOSING STRIP</p>	Further design review to be conducted at subsequent design stages to confirm compliance.	Can Readily Comply (Subject to Additional Detail)
BCA D3D22, Clause 11.1 (f) & (g) & Clause 12 of AS1428.1	<p><b>Fire Isolated Stairs</b></p> <p>Fire isolated stairs are required to comply with specific accessibility requirements:</p> <ul style="list-style-type: none"> <li>Riser and going dimensions to meet BCA D2.13</li> <li>50-75mm contrasting Stair Nosings per 11.1(f) &amp; (g) of AS1428.1</li> <li>A continuous 30—50mm handrail to at least one side of the stair with a constant height of 865mm-1000mm</li> <li>Minimum 50mm clearance from handrail to any obstruction</li> <li>Stairs must be offset at mid-landings to avoid vertical sections in the inner handrail per Figure 28</li> </ul> <p><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></p>	NA – the external stairs are not subject to this concession.	Not Applicable
<b>Passenger Lifts</b>			
BCA Part E3, AS1735.12	<p><b>Lifts &amp; Lift Cars</b></p> <ul style="list-style-type: none"> <li>Minimum internal car dimensions for accessibility of: <ul style="list-style-type: none"> <li>1100mm (wide) x 1400mm (deep) for lifts serving a level change less than 12m</li> <li>1400mm (wide) x 1600mm (deep) for lifts serving a level change more than 12m</li> </ul> </li> <li>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</li> <li>900mm clear door opening with auto sensors</li> <li>Otherwise meet BCA Part E3 and AS1735.12 requirements including internal and external lift features</li> </ul>	Lift details to be provided in the developing design.	Certification by Designer or Specialist

Clause	Accessibility Requirement	Compliance Comment	Status
Section 6 of AS1428.1-2009	<p><b>Lift Landings</b></p> <ul style="list-style-type: none"><li>Minimum 2070mm (d) x 1540mm (w) clear circulation space to allow 180 degree turn (essential)</li><li>1:40 maximum crossfall for lift landings</li><li>2250mm x 2250mm for a 360 degree turn (desirable)</li><li>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)</li><li>Minimum 500mm clearance of any lift call button from an internal corner</li></ul>  <p>The diagram illustrates the required clear circulation space for a lift landing. It shows a lift door opening into a landing area. Key dimensions and requirements are labeled: a 'LIFT CALL BUTTON' is shown with a 'MIN 500MM SETBACK FROM OBSTRUCTION' requirement. The landing area is defined by a 'MAX. FALL 1:40' slope. Dimensions include a 1300mm width for the wheelchair waiting space, an 850mm depth, and a 2250mm width for a 360-degree turn (with a minimum of 1540mm). The door opening is 2070mm deep (minimum 1540mm) and 1540mm wide (minimum 1300mm).</p>	<p>Lift landings are considered non-compliant.</p> <p>Please ensure Lift Call Buttons are detailed in subsequent designs, making sure the buttons are at least 500mm from an adjacent wall.</p>	<b>Can Readily Comply (Subject to Additional Detail)</b>
<b>Accessible Carparking</b>			
BCA D4D6	<p><b>Accessible Carparking</b></p> <p>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:</p>	Accessible car parking spaces have not been allocated yet as part of the proposed design.	<b>Informational</b>
BCA D4D6	<p><b>Class 5, 7, 8 or 9c</b></p> <ul style="list-style-type: none"><li>1 x accessible space (with side shared zone) for every 100 carparking spaces or part thereof.</li></ul>	Accessible car parking spaces have not been allocated yet as part of the proposed design.	<b>Informational</b>
BCA D4D6	<p><b>Class 9b School</b></p> <ul style="list-style-type: none"><li>1 x accessible space (with side shared zone) for every 100 carparking spaces or part thereof.</li></ul>	Accessible car parking spaces have not been allocated yet as part of the proposed design.	<b>Informational</b>

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D6 & AS2890.6-2009	<p><b>Accessible Carparking – Location &amp; Design</b></p> <ul style="list-style-type: none"> <li>Accessible carparking spaces should be provided in convenient locations near main building access points</li> <li>Accessible carparking spaces must be provided per AS2890.6</li> <li>The accessible bay and shared zones must have a cross fall of no more than 1:40 (1:33 bitumen)</li> <li><i>Parallel</i> - 7.8m length x 3.2m width with 1600mm wide side share zone</li> <li><i>Angled</i> - 5.4m x 2.4m with a 2.4m wide adjacent shared zone</li> </ul> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p><b>Example of parallel accessible parking &amp; shared zone</b></p> </div> <div style="text-align: center;">  <p><b>Example of Angled Accessible Parking with Shared Zone</b></p> </div> </div>	Accessible car parking spaces have not been allocated yet as part of the proposed design.	Informational
AS2890.6	<p><b>Accessible Carparking – Minimum Heights</b></p> <ul style="list-style-type: none"> <li>A minimum head height clearance of 2.5m is required above the carparking spaces and adjacent shared zone per AS2890.6</li> <li>A minimum 2.2m height provided from the street to the accessible carparking spaces</li> </ul> <div style="text-align: center;">  <p><b>FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES</b></p> </div>	Accessible car parking spaces have not been allocated yet as part of the proposed design.	Informational

Clause	Accessibility Requirement	Compliance Comment	Status
A4 of Appendix A of AS1428.1	<b>Accessible Access Controls at Carpark Entries</b> <ul style="list-style-type: none"> <li>Access carpark entry controls shall be located on the driver side (right)</li> <li>Intercom pedestal located so that the push button is positioned laterally within 50 ± 25mm behind the face of the adjacent kerb.</li> </ul>	Accessible car parking spaces have not been allocated yet as part of the proposed design.	Informational
<b>Signage</b>			
BCA D4D7 & Specification 15	<b>Braille &amp; Tactile Signage</b> Braille and tactile signage incorporating the international symbol of access or deafness as appropriate to the following locations:	Subject to further ongoing detail.	Can Readily Comply (Subject to Additional Detail)
BCA D4D7(1)(a) (ii)	<b>Braille &amp; Tactile Signage - Exit Doors</b> <ul style="list-style-type: none"> <li>Identify each door required to be served by an exit sign under E4.5 and state:</li> <li><b>"Exit"</b>, and</li> <li><b>"Level"</b> and either the floor number, floor level description, or a combination</li> <li>Signage must be located:               <ul style="list-style-type: none"> <li>on the side that faces a person seeking egress and</li> <li>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</li> <li>where this is not possible, the sign may be placed on the door itself.</li> </ul> </li> </ul> <div data-bbox="700 961 1178 1096"> </div> <p>Example Exit Signage</p>	Subject to further ongoing detail.	Can Readily Comply (Subject to Additional Detail)
BCA D4D7(1)(b)	<b>Braille &amp; Tactile Signage - Hearing Augmentation</b> 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. <div data-bbox="768 1413 1074 1785"> </div>	Subject to further ongoing detail.	Can Readily Comply (Subject to Additional Detail)

Clause	Accessibility Requirement	Compliance Comment	Status
BCA D4D7(1)(c)(d)(f)	<p><b>Braille &amp; Tactile Signage - Sanitary Facilities</b></p> <ul style="list-style-type: none"> <li>signage to an accessible sanitary facilities identifying left or right-handed</li> <li>signage to ambulant sanitary facilities and must be located on the door</li> <li>directional signage where sanitary facilities are not provided with an accessible facility</li> </ul> <div>   </div> <p><i>Accessible Toilet Example Signage</i>      <i>Ambulant Toilet – Example Signage</i></p>	Subject to further ongoing detail.	Can Readily Comply (Subject to Additional Detail)
BCA D4D7(1)(e)	<p><b>Braille &amp; Tactile Signage - Building Entrances</b></p> <p>Directional signage where a pedestrian entrance is not accessible.</p> <div>  </div> <p><i>Example Signage</i></p>	Subject to further ongoing detail.	Can Readily Comply (Subject to Additional Detail)
BCA Specification 15	<p><b>Braille &amp; Tactile Signage – Location</b></p> <p><i>Height</i></p> <ul style="list-style-type: none"> <li>Braille and Tactile components of the above signage must be between 1200mm and 1600mm above floor level</li> <li>Signs with single lines of characters must have the tactile characters between 1250mm-1350mm</li> </ul> <p><i>Location</i></p> <ul style="list-style-type: none"> <li>Located 50-300mm from the architrave of the latch side of the door</li> <li>Where this is not possible, it may be on the door itself</li> </ul>	Subject to further ongoing detail.	Can Readily Comply (Subject to Additional Detail)

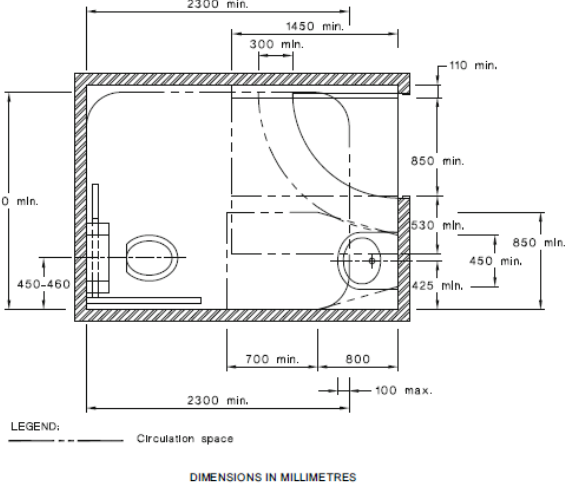


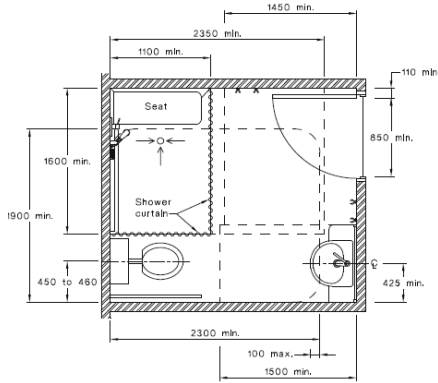
Clause	Accessibility Requirement	Compliance Comment	Status
<b>Hearing Augmentation</b>			
BCA D4D8	<p><b>Hearing Augmentation</b></p> <p>Hearing Augmentation must be provided where there is an in-built amplification system (other than one for emergency purposes) in:</p> <ul style="list-style-type: none"><li>A room in a Class 9b building</li><li>In an auditorium, conference room, meeting room</li><li>At any ticket office, tellers booth, reception area or the like where the public is screened from the service provider.</li></ul>	Subject to further detailed design.	<b>Certification by Designer or Specialist</b>
<b>Tactile Ground Surface Indicators</b>			
BCA D4D9 & AS1428.4.1	<p><b>Tactile Indicators</b></p> <p>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.</p> <p>There are two types of TGSIs currently used in Australia:</p> <p><i>Warning TGSIs (mandatory)</i></p> <ul style="list-style-type: none"><li>Tactile ground surface indicators (TGSI) complying with AS1428.4.1 must be provided to:</li><li>Stairs, escalators, ramps, moving walkways</li><li>Trafficable areas where an overhead obstruction is less than 2m in height</li></ul> <p><i>Directional TGSIs (desirable)</i></p> <ul style="list-style-type: none"><li>Used to provide directional guidance towards key features of buildings</li><li>Useful for wide open forecourts and spaces where there is an absence of 'shorelines' or other cues</li></ul>	Informational	<b>Informational</b>
BCA D4D9 & AS1428.4.1	<p><b>Warning Tactile Ground Surface Indicators</b></p> <p>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:</p> <ul style="list-style-type: none"><li>Stairs Approaches</li><li>Ramp Approaches (steeper than 1:20)</li><li>Top of step and kerb ramps (never place on ramps)</li><li>To indicate overhead obstructions below a height of 2000mm</li><li>Where accessways approach a vehicular way</li><li>Tactiles are typically a 600mm deep pad extending the width of the hazard, but may be reduced in depth at smaller landings.</li></ul>	<p>Warning TGSIs are required at the top and bottom of all stairways. Further design detail to be provided to review and confirm compliance.</p> <p><b>Please note:</b> <i>Warning TGSIs are not required at the mid landing of the stairway, so long as a continuous outer handrail is provided.</i></p>	<b>Can Readily Comply (Subject to Additional Detail)</b>

Clause	Accessibility Requirement	Compliance Comment	Status
DDA Best Practice & AS1428.4.1	<p><b>Directional Tactile Ground Surface Indicators</b></p> <p>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).</p> <ul style="list-style-type: none"> <li>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)</li> <li>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)</li> <li>Directional Tactile indicators should comply with AS1428.4.1</li> </ul>	Directional Tactile Ground Surface Indicators are not required in the building.	<b>Not Applicable</b>
BCA D4D9 & AS1428.4.1-2009	<p><b>Contrast of Tactiles</b></p> <p>TGSIs are recommended to have a Luminance Reflective Value (LRV) contrast dependant on the type of tactiles used as follows:</p> <ul style="list-style-type: none"> <li>Pad / Tile Tactiles – minimum 30% to surrounding surface</li> <li>Discrete / Individual Tactiles – minimum 45% contrast to the adjacent path of travel</li> <li>Composite Colour (Two toned) Discrete Tactiles – 60% contrast to adjacent path of travel</li> </ul>	Contrast of tactiles is required to comply. Further detail to be provided to confirm compliance.	<b>Can Readily Comply (Subject to Additional Detail)</b>
<b>Accessible Seating</b>			
BCA D4D10	<p><b>Wheelchair seating spaces in Class 9b assembly buildings</b></p> <p>Wheelchair seating spaces complying with AS1428.1 must be provided in Class 9b buildings in accordance with BCA D3.9 &amp; Table D3.9</p>	Not Applicable as no fixed seating.	<b>Not Applicable</b>
DDA Best Practice	<p><b>Seating For Rest</b></p> <p>It is recommended that accessible seating for rest is provided on long accessways at intervals no greater than 60m (Desirable)</p>	It is recommended (desirable) that regular rest points are provided along the external pathway that are to the side / clear of the main pedestrian path and contain landing of sufficient size to accommodate a wheelchair (1300mm x 800mm) as well as an accessible seat with armrests (per AS1428.2).	<b>Can Readily Comply (Subject to Additional Detail)</b>
<b>Swimming Pools</b>			
BCA D4D11	<p><b>Swimming Pools</b></p> <ul style="list-style-type: none"> <li>Where a pool is required to be accessible, at least one accessible entrance must be provided (ramp/lift with aquatic wheelchair, zero depth entry).</li> <li>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.</li> </ul>	Not Applicable	<b>Not Applicable</b>
<b>Accessible Sanitary Facilities</b>			
BCA Clause F4D6(1) (d)	<p><b>Number of Accessible Sanitary Compartments – Class 5, 6, 7, 8 or 9 (except 9a ward area)</b></p> <p>The following minimum unisex accessible sanitary compartments complying with Section 15 of AS1428.1 must be provided. Where F2.3 requires closet pans—</p> <ul style="list-style-type: none"> <li>1 on every storey containing sanitary compartments, and</li> <li>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.</li> </ul>	<p>There are 3 x Accessible Sanitary Facilities located at each bank where male and female facilities are located, complying with this clause.</p> <p><b>Note 1:</b> Staff and Students cannot use the same facilities</p>	<b>Complies</b>

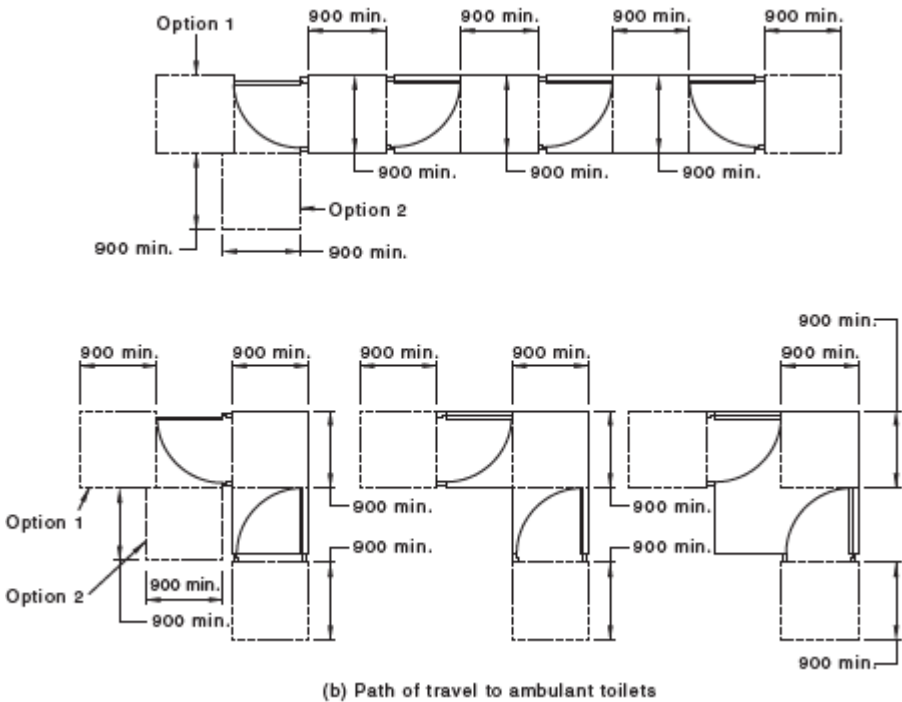


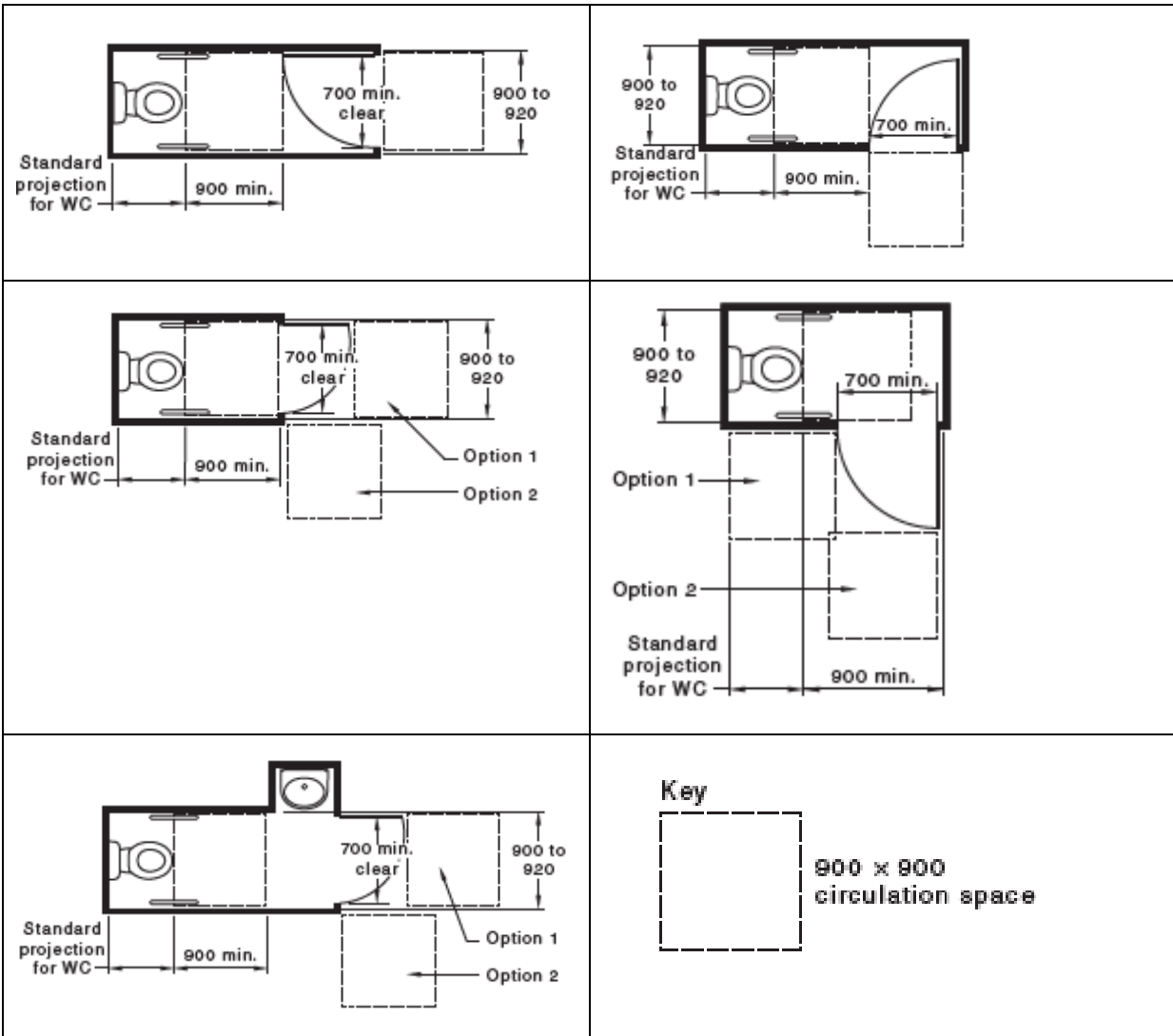
Clause	Accessibility Requirement	Compliance Comment	Status
BCA F4D5(d)	<b>Accessible Sanitary Compartment Minimum Inclusions</b> An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels	Subject to further detailed design.	<b>Can Readily Comply (Subject to Additional Detail)</b>
BCA F4D5(e) & Section 15 of AS1428.1	<b>Accessible Toilet – Compliance with AS1428.1</b> 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>	Subject to further detailed design.	<b>Can Readily Comply (Subject to Additional Detail)</b>
F4D5(f)	<b>Accessible Sanitary Compartment – Access</b> An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only.	An accessible sanitary facility is provided at one of the banks where both male and female sanitary facilities are provided, without crossing an area reserved for one sex only.	<b>Complies</b>
F4D5(g)	<b>Accessible Sanitary Compartment – Mixture of Left-hand &amp; Right-hand</b> 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 accessible sanitary compartments provide a mixture of Left-hand & Right-hand facilities.	<b>Complies</b>
F4D5(h)	<b>Accessible Sanitary Compartment – Location</b> 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>	Accessible Sanitary Facilities are provided at all locations where male and/or female facilities are provided.	<b>Complies</b>
<b>Accessible Sanitary Facilities – Summary Checklist of Requirements</b>			
BCA F4D5(e) & Section 15 of AS1428.1	<b>Accessible Sanitary Compartment Entry</b> <ul style="list-style-type: none"><li>At-grade access or door threshold ramp</li><li>850mm wide entry door with compliant circulation space</li><li>Any airlock must ensure 1450mm clearance between successive doors</li><li>Hinged or sliding entry door with in-use indicator and latch that can be opened from outside</li></ul>	The accessible sanitary compartment entry for each accessible toilet appears compliant, subject to further reviews at subsequent design stages.	<b>Can Readily Comply (Subject to Additional Detail)</b>

Clause	Accessibility Requirement	Compliance Comment	Status
BCA F4D5(e) & Section 15 of AS1428.1	<p><b>Accessible Sanitary Compartment - WC Pan &amp; Clearances</b></p> <ul style="list-style-type: none"><li>2300mm x 1900mm internal pan circulation space (max 100mm overhang by washbasin) per Figure 43 and 52</li><li>WC pan to be 450mm-460mm from side wall to centre</li><li>WC pan to be 800mm +/- 10mm from rear wall, and 600mm from cistern or other rear obstruction</li><li>WC pan to be minimum 1400mm from washbasin</li><li>WC pan height to be 460-480mm</li><li>WC at least 1400mm from washbasin</li><li>WC pan seat contrasts 30% to floor</li><li>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</li><li>Compliant grabrails to side and rear of WC pan at 800mm-810mm to top of grabrail per Figure 42</li><li>Compliant flushing controls located 600mm to 1100mm above floor level and per zone in Figure 40</li><li>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</li></ul>  <p>FIGURE 52 EXAMPLE OF OVERLAPPING CIRCULATION SPACES IN A SANITARY COMPARTMENT</p>	To be detailed in subsequent design stages for review.	Can Readily Comply (Subject to Additional Detail)
BCA F4D5(e)& Section 15 of AS1428.1	<p><b>Accessible Sanitary Compartment - Washbasin</b></p> <ul style="list-style-type: none"><li>Washbasin at a height between 800-830mm from FFL with lever action taps and insulation of water pipes</li><li>Washbasin to be 430-440mm minimum depth projection and suitable wheelchair knee/toe height clearance, compliant with Figure 44 of AS1428.1</li><li>The front of basin to be 300mm maximum distance to the operable part of taps</li></ul>	To be detailed in subsequent design stages for review.	Can Readily Comply (Subject to Additional Detail)

Clause	Accessibility Requirement	Compliance Comment	Status
BCA F4D5(e) & Section 15 of AS1428.1	<b>Accessible Sanitary Compartment - Fitting &amp; Fixtures</b> <ul style="list-style-type: none"><li>Compliant Mirror (15.4.1) – where provided</li><li>Compliant Shelf (15.4.2) - mandatory</li><li>Compliant soap dispenser (15.4.3) – where provided</li><li>Compliant hand dryer (15.4.3) – where provided</li><li>Compliant clothes hanging device (15.4.4) - mandatory</li><li>Compliant Sanitary Disposal Unit (15.4.5) – where provided</li><li>Braille &amp; Tactile signage identifying the accessible sanitary compartment- (BCAD3.6) mandatory</li></ul>	To be detailed in subsequent design stages for review.	<b>Can Readily Comply (Subject to Additional Detail)</b>
<b>Accessible Showers</b>			
BCA F4D5(b) & Clause 15.5 of AS1428.1	<b>Number of Accessible Showers – Class 5, 6, 7, 8 or 9 (except 9a ward area)</b> <p>Accessible unisex showers meeting AS1428.1 must be provided in accessible parts of the building in accordance with Clause F4D7(1)(d):</p> <ul style="list-style-type: none"><li>Where F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof</li></ul>	N/A – accessible showers are not required or proposed in the subject design.  <b>Note:</b> A staff shower has been provided, however is not required nor nominated as an accessible shower.	<b>Not Applicable</b>
<b>Accessible Shower – Summary Checklist of Requirements</b>			
F4D5(b) & Clause 15.5 of AS1428.1	<b>Accessible Shower Fitout - Design &amp; Dimensions</b> <p>Accessible showers must comply with Clause 15.5 of AS 1428.1 which requires in summary:</p> <ul style="list-style-type: none"><li>At-grade entry (no hob)</li><li>1160mm x 1100mm shower dimensions for 2 sided walls (Figure 47)</li><li>2350mm x 1600mm overall circulation space (Figure 47)</li><li>Further circulation requirements for combined accessible WC pan and shower facilities (15.6 &amp; Figure 50)</li></ul>  <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 50 SANITARY COMPARTMENT SHOWING OVERLAP OF WASHBASIN FIXTURE INTO SHOWER CIRCULATION SPACE</p>	Informational	<b>Informational</b>

Clause	Accessibility Requirement	Compliance Comment	Status
F4D5(b) & Clause 15.5 of AS1428.1	<b>Accessible Shower Fitout – Fixtures &amp; Fittings</b> <ul style="list-style-type: none"> <li>Compliant Floor Waste Outlet (15.5.2)</li> <li>Compliant Shower Screen (15.5.3)</li> <li>Compliant Grabrails (15.5.4)</li> <li>Compliant Shower Head Support Grabrail (15.5.5)</li> <li>Compliant Shower Head (15.5.6)</li> <li>Compliant Soap Holder (15.5.7)</li> <li>Compliant Taps (15.5.8)</li> <li>Compliant Folding Seat (15.5.9)</li> <li>Compliant Clothes Hanging Device (15.5.10)</li> <li>Braille &amp; Tactile signage identifying the accessible shower facility</li> </ul>	Informational	Informational
<b>Accessible Adult Changing Facilities</b>			
D4D12	<b>Accessible Adult Changing Facilities</b> <ol style="list-style-type: none"> <li>One unisex accessible adult change facility must be provided in an accessible part of a— <ol style="list-style-type: none"> <li>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</li> <li>Class 9b sports venue or the like that— <ol style="list-style-type: none"> <li>has a design occupancy of not less than 35,000 spectators; or</li> <li>contains a swimming pool that has a perimeter of not less than 70 m and that is required by D4D2 to be accessible; and</li> </ol> </li> <li>museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and</li> <li>theatre or the like having a design occupancy of not less than 1,500 patrons; and</li> <li>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.</li> </ol> </li> <li>Accessible adult change facilities required by (1)— <ol style="list-style-type: none"> <li>must be constructed in accordance with Specification 27; and</li> <li>cannot be combined with another sanitary compartment.</li> </ol> </li> <li>For the purposes of (1), design occupancy must be calculated in accordance with D2D18, but excluding any area that— <ol style="list-style-type: none"> <li>can only be accessed by staff, employees, contractors, maintenance personnel and the like; or</li> <li>is subject to an exemption under D4D5.</li> </ol> </li> </ol> <p><i>Note: Fitout to meet BCA Specification 27</i></p>	N/A – Accessible Adult Changing Facilities are not required or proposed in the subject design	Not Applicable

Clause	Accessibility Requirement	Compliance Comment	Status
<b>Ambulant Sanitary Facilities</b>			
BCA F4D5(c)	<b>Number of Ambulant Sanitary Compartments</b>  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.	<b>Student Facilities</b>  Sanitary compartments suitable for a person with an ambulant disability have been provided for students for use by males and females, indicating compliance with this clause.	<b>Complies</b>
		<b>Staff WC</b>  There are no proposed sanitary facilities allocated to staff in Block H.	<b>Informational</b>
10.3.5 & Figure 34 of AS1428.1	<b>Access to Ambulant Sanitary Compartments</b> <ul style="list-style-type: none"> <li>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.</li> <li>Figure 34 does not acknowledge / allow for steps at doorways leading to ambulant toilets</li> </ul>  <p>(b) Path of travel to ambulant toilets</p> <p>Figure 34 of AS1428.1</p>	Access to Ambulant Sanitary Compartments is compliant at this stage of the design.	<b>Complies</b>

Clause	Accessibility Requirement	Compliance Comment	Status
BCA F4D5(c) & Section 16 of AS1428.1	<p><b>Ambulant Sanitary Compartment Fitout – AS1428.1 Compliance</b></p> <p>The ambulant facilities must comply with the requirements of Section 16 of AS1428.1-2009 which in summary requires:</p> <ul style="list-style-type: none"> <li>900mm-920mm between side walls of cubicle</li> <li>Compliant grabrails to both sides per Section 17 of AS1428.1</li> <li>700mm minimum clear width cubicle doors</li> <li>Clear 900mm x 900mm space in front of the pan &amp;/or clearances around door swings</li> <li>610mm to 660mm WC pan projection</li> <li>460mm -480mm WC pan height</li> <li>Toilet roll holder 460mm-480mm height in zone forward of pan per Figure 53(A)</li> <li>A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor</li> </ul> <p>See Attachment C Section 16 of AS1428.1-2009 for full summary of requirements</p>  <p>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 a dashed line represents a 900 x 900 circulation space.</p>	<p>The design currently indicates appropriate compliance for this stage based on the plans submitted. Further design detail will continue to be developed and assessed until final AFC design.</p>	Can Readily Comply (Subject to Additional Detail)

Clause	Accessibility Requirement	Compliance Comment	Status																
Desirable “Best Practice” Recommendations																			
DDA Best Practice	<p><b>Emergency Egress for People with Disabilities – Safe Evacuation (Desirable)</b></p> <p>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:</p> <ul style="list-style-type: none"><li>• Dedicated safe refuge fire &amp; smoke rated areas separated from the remainder of the building where egress is via fire isolated exit stairs</li><li>• Located with direct connection to a fire isolated stair or egress route</li><li>• Located outside of the required circulation spaces and exit width of stairs / landings</li><li>• Provided with a communications system that enables visual and voice communication devices</li><li>• Supplementing audible alarms with visual alarms / alerts</li></ul>	The matter is not applicable to the item of the project scope or the clause is informational only.	Informational																
19.1 of AS1428.2	<p><b>Lighting</b></p> <p>It is recommended consideration be given to providing lighting to meet the requirements of AS1428.2 as per the below:</p> <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	The matter is not applicable to the item of the project scope or the clause is informational only.	Informational
Passageways and walkway	s150 lx																		
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Toilet and locker rooms	200 lx																		
Counter tops	250 lx																		
General displays	200-300 lx																		
Telephones	200 lx																		
DDA Best Practice	<p><b>Vehicle Drop off</b></p> <p>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.</p> <ul style="list-style-type: none"><li>• 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</li><li>• 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.</li></ul>	The matter is not applicable to the item of the project scope or the clause is informational only.	Informational																

## 7.0 Conclusion

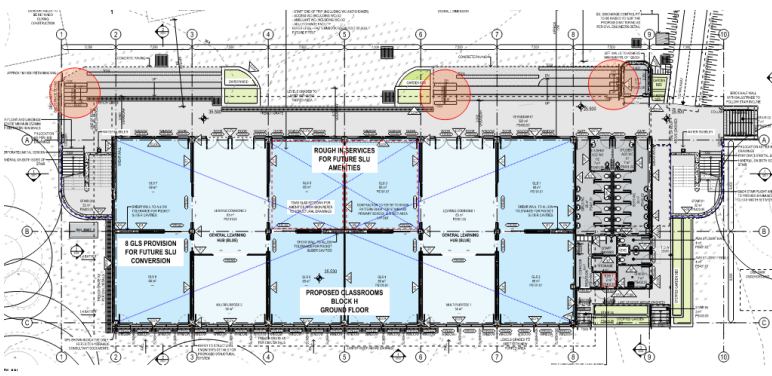
This report has assessed the **REF Submission Design** for the proposed **Dalmeny Public School Upgrade** under the relevant requirements relating to "Access for People with Disabilities".

The primary purpose of the report is to assess the design documentation for specified scope works and to provide suitable 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.

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

**Table 1.0 – Significant DDA Recommendations**

#	Clause	DDA Recommendation	Status
4.	BCA D4D4(a)(ii) & Clause 11 of AS1428.1	<p><b>External Steps – Handrail Arrangement</b></p> <p>There are three stairways that are not provided with handrails down each side of the stairway as required by AS1428.1-2009, circled below.</p> <p><i>A BCA Performance Solution will be required to permit one central handrail two stairways, and allow a single handrail to a third stairway.</i></p> 	<b>BCA Performance Solution</b>





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

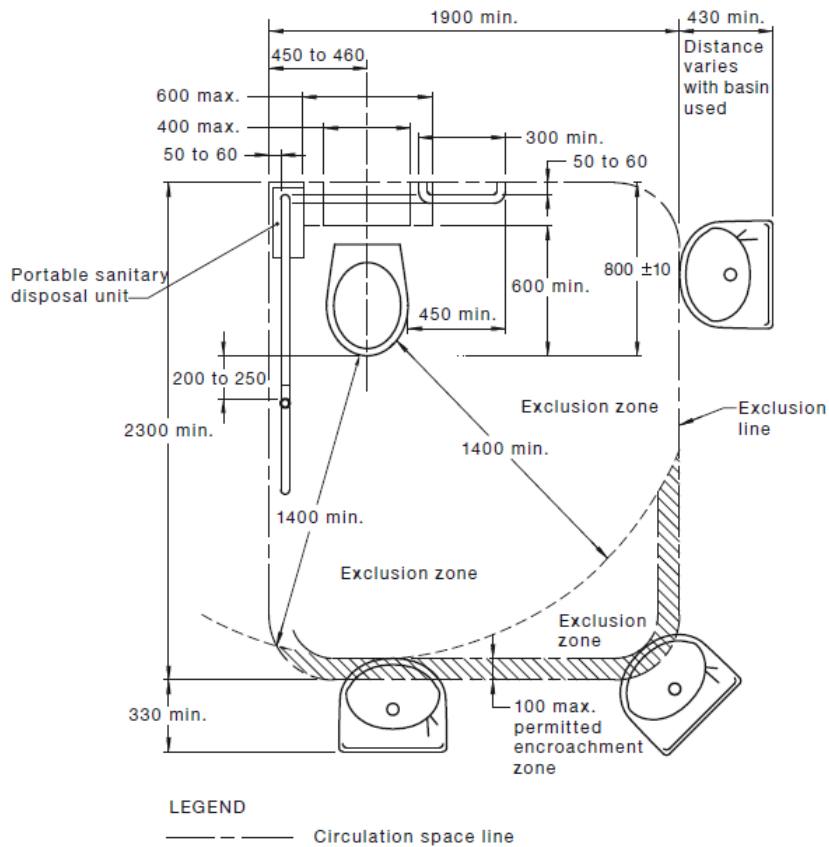
### AS1428.1-2009 Requirements (Section 15)

#### 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)



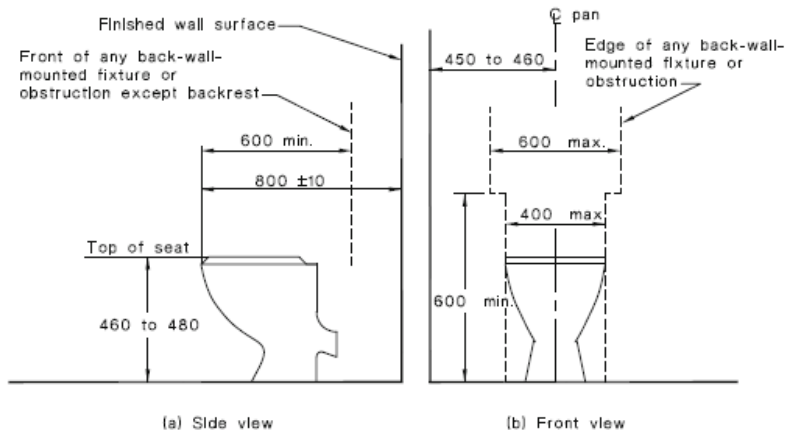
NOTE: This circulation space may overlap any other circulation spaces specified in this Standard.

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

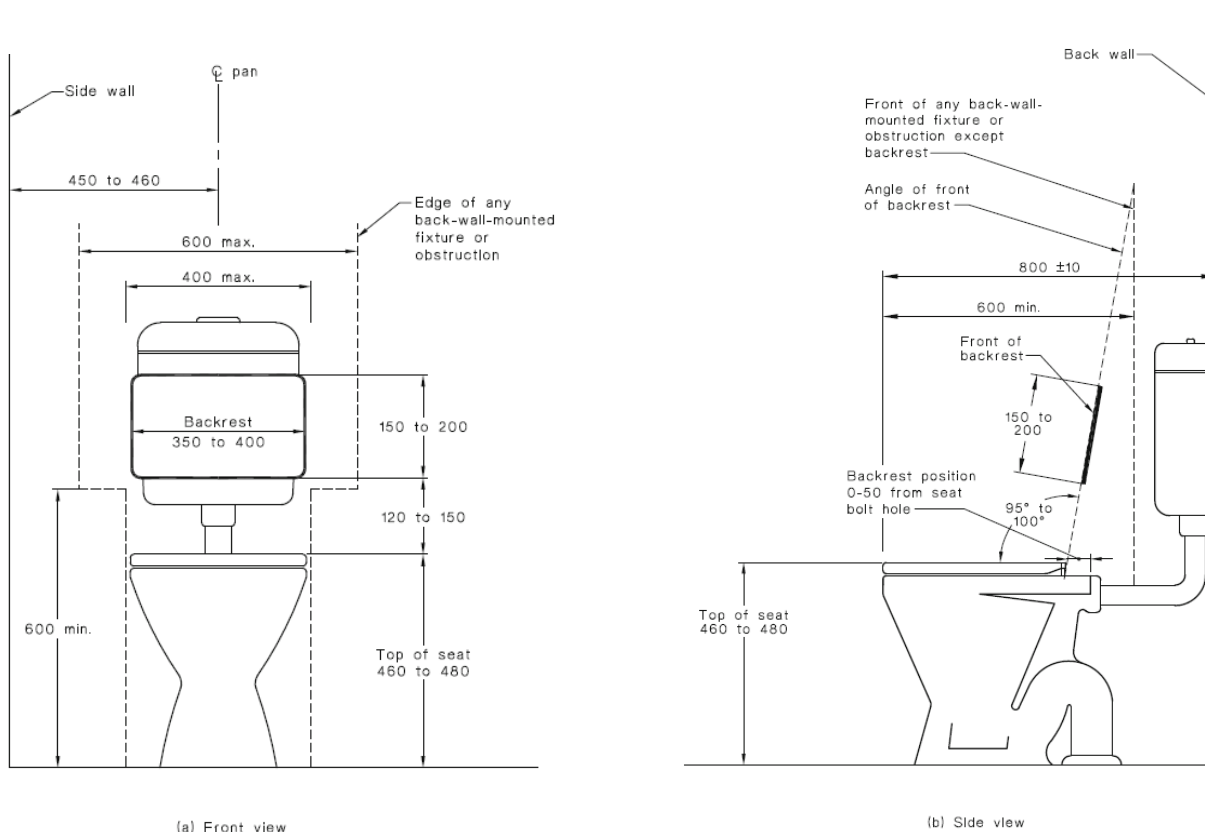
A toilet seat shall be provided on accessible toilets. The toilet seat shall—

- 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.

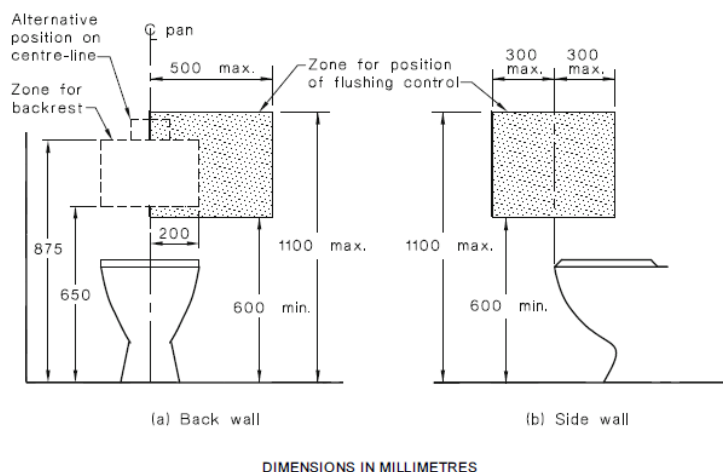


FIGURE 40 ZONE FOR POSITION OF FLUSHING CONTROL

### 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.

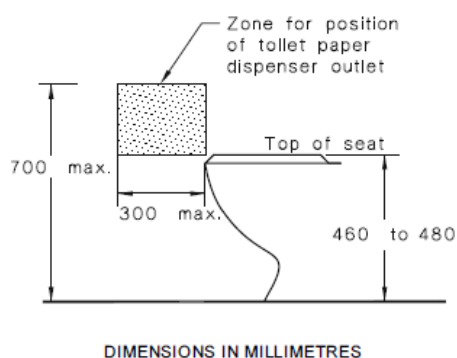
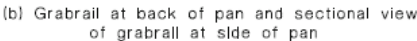
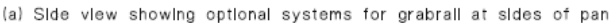


FIGURE 41 ZONE FOR POSITION OF TOILET PAPER DISPENSER

### 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



DIMENSIONS IN MILLIMETRES

FIGURE 42 POSITIONS OF GRABRAILS IN WATER CLOSETS

### 15.2.8.2 Baby change tables

Where installed, baby change tables shall—

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

### 15.2.9 WC Entry Doors:

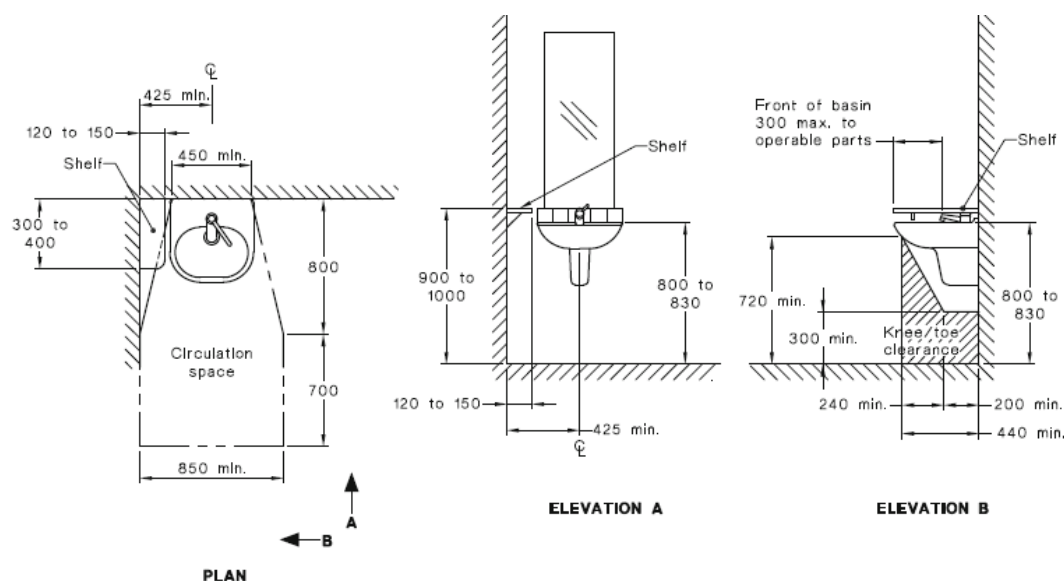
- a. May be hinged or sliding
- b. Provided with an in-use indicator and minimum 45mm snib handle
- c. Accessible door handles with 30% contrast and hardware (D lever and clearances)
- d. Outward opening doors must have self-closer

## 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.

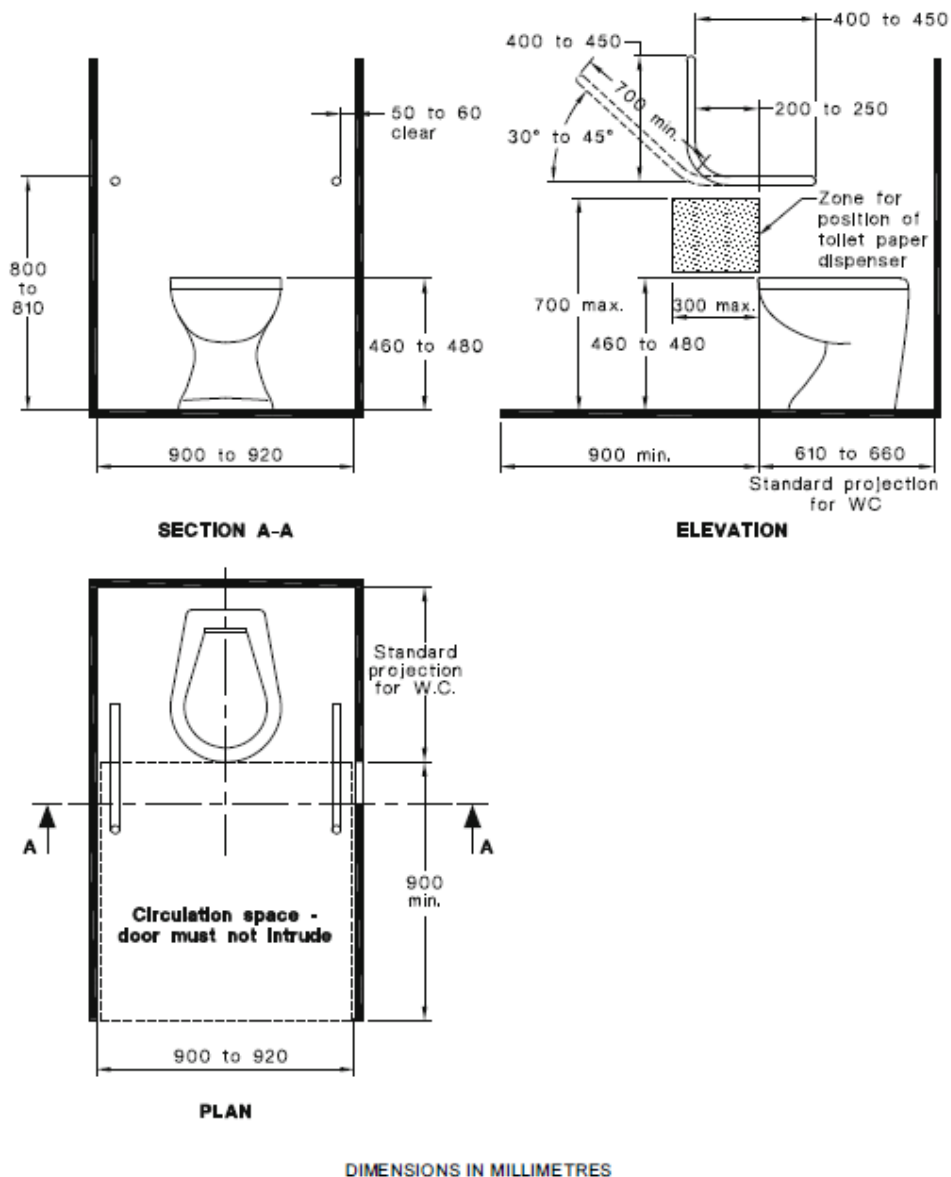
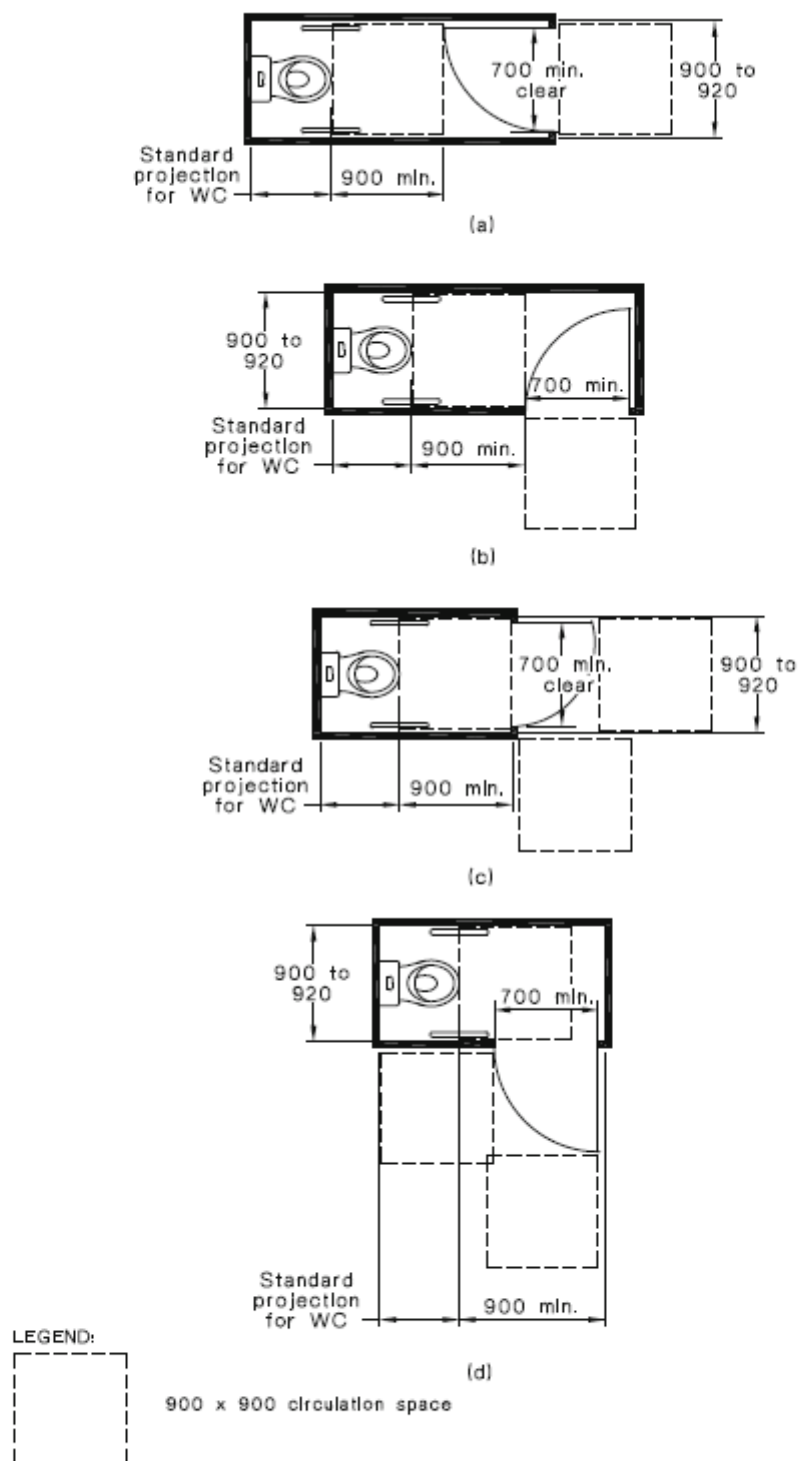


FIGURE 53(A) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—PLAN AND ELEVATION

## 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

The following plans, dated 24/02/2025, have been assessed for the purposes of this report:

					Drawing Name	Rev	
DAPS	FTA	00	00	DR A	1001	EXISTING SITE PLAN	11
DAPS	FTA	00	00	DR A	1002	DEMOLITION SITE PLAN	07
DAPS	FTA	00	00	DR A	1101	PROPOSED SITE PLAN	12
DAPS	FTA	00	00	DR A	1301	TREE REMOVAL PLAN	06
DAPS	FTA	00	00	DR A	1302	SHADOW DIAGRAMS	04
DAPS	FTA	00	00	DR A	1303	SHADOW DIAGRAMS	04
DAPS	FTA	00	00	DR A	1401	PROPOSED SITE WORKS PLAN	04
DAPS	FTA	00	00	DR A	1501	STAGING SITE PLAN	07
DAPS	FTA	00	00	DR A	1502	WORKS UNDERTAKEN BY OTHERS	02
DAPS	FTA	00	00	DR A	1601	SITE ANALYSIS PLAN	05
DAPS	FTA	00	00	DR A	1602	PLAY SPACE CALCULATION PLAN	05
DAPS	FTA	00	00	DR A	1603	AMENITIES STRATEGY PLAN	04
DAPS	FTA	00	00	DR A	1604	PROPOSED ACCESS STRATEGY - SLU PROVISION	06
DAPS	FTA	00	00	DR A	1605	INDIGENOUS ARTWORK STRATEGY PLAN	05
DAPS	FTA	B00H	GF	DR A	2101	PROPOSED GROUND FLOOR PLAN	13
DAPS	FTA	B00H	GF	DR A	2201	PROPOSED RCP GROUND FLOOR	06
DAPS	FTA	B00H	L1	DR A	2102	PROPOSED LEVEL 1 PLAN	12
DAPS	FTA	B00H	L1	DR A	2202	PROPOSED RCP LEVEL 1	06
DAPS	FTA	B00H	LR	DR A	2103	PROPOSED ROOF PLAN	12
DAPS	FTA	B00H	ZZ	DR A	3201	ELEVATIONS 01	07
DAPS	FTA	B00H	ZZ	DR A	3202	ELEVATION 02	07
DAPS	FTA	B00H	ZZ	DR A	3301	SECTIONS 01	08
DAPS	FTA	B00H	ZZ	DR A	3401	FACADE STRATEGY - EXTERNAL MATERIALS AND FI...	09
DAPS	FTA	B00H	ZZ	DR A	3402	FACADE STRATEGY - SHADING DEVICES	05
DAPS	FTA	B00H	ZZ	DR A	4001	TYPICAL EXTERNAL WALL TYPE DETAILS	06
DAPS	FTA	B00H	ZZ	DR A	4002	TYPICAL INTERNAL WALL TYPE DETAILS	03
DAPS	FTA	B00H	ZZ	DR A	4201	TYPICAL DETAIL SECTION 01	06
DAPS	FTA	B00H	ZZ	DR A	4202	TYPICAL DETAIL SECTION 02	06
DAPS	FTA	B00H	ZZ	DR A	4203	TYPICAL DETAIL SECTION 03	06
DAPS	FTA	B00H	ZZ	DR A	4401	STAIR AND RAMP DETAILS	05
DAPS	FTA	B00H	ZZ	DR A	4501	BALUSTRADE & HANDRAIL DETAILS	05
DAPS	FTA	B00H	ZZ	DR A	4701	TYPICAL LIFT SHAFT DETAILS	02
DAPS	FTA	B00H	ZZ	DR A	4801	TYPICAL COVERED WALKWAY DETAILS	05
DAPS	FTA	B00H	ZZ	DR A	6001	EXTERNAL DOOR & WINDOW SCHEDULE	05
DAPS	FTA	B00H	ZZ	DR A	6002	INTERNAL DOOR & WINDOW SCHEDULE	05
DAPS	FTA	B00H	ZZ	DR A	9001	PERSPECTIVES 1	08
DAPS	FTA	B00H	ZZ	DR A	9002	PERSPECTIVES 2	08