



BLACKETT
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GOLDSMITH

ACCESSIBILITY ASSESSMENT REPORT

PROJECT:

Irrawang High School

PREPARED FOR:

Schools Infrastructure

Revision: 0

Date: 21 October 2022

Project No.: N220079



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EXECUTIVE SUMMARY

The following comprises a summary of the key compliance issues identified following an assessment in this report that will be addressed prior to the BCA Certification for the project and through further design development.

MATTERS REQUIRING ADDITIONAL INFORMATION AT DD STAGE:

	BCA (DtS) Clause	Description
1.	D3.1 & D3.2 <i>General Building Requirements/Access to buildings</i>	Further details to be provided regarding various pathways forming part of the accessible path of travel in terms of grade and finishes and the like, details to be provided along with the DD phase. No accessible carparking bays shown – to be monitored for compliance during DD phase where relevant.
2.	D3.3 Cl 11 & Cl 12, <i>Stairway/Handrail Construction</i>	Detailed stairway sections and the like are to be submitted for review to BM+G this is to include details with respect of the proposed handrail details.
3.	D3.8, AS1428.4.1 Cl.2.5 <i>Pedestrians and Carriageway at same grade/Set down areas</i>	Details are to be shown on the DD architectural drawings with respect of TGSIs, this includes where accessways are located at the same grade as the adjacent road carriageway, convergence point of accessways and vehicular carriageways. Public drop off set down area is proposed which will need to accommodate an accessible parking bay details demonstrating compliance with AS2890.6 and AS 1428.4 will need to be provided along with the DD phase.
4.	AS1428.1 CL13.2/ 13.3 <i>Doorways</i>	Compliance issues are noted generally throughout having regards to doorway circulation space, these are to be addressed by way of plan amendments and or Performance Solution as part of the DD phase.
5.	D3.6 <i>Signage</i>	Signage package to be developed and will be subject to further review as part of the DD phase.
6.	D3.7 <i>Hearing Augmentation</i>	Electrical consultant is to review and ensure necessary allowances are made with respect of Hearing Augmentation.
7.	E3 <i>Lifts</i>	Lift details are to be provided for review and comment along with the DD phase, the platform lift within the library space is no to provide a level change of more than 1m to achieve compliance with the minimum requirements of the BCA.
8.	F2.4 / F2.9 <i>Accessible Sanitary Facilities</i>	Spatial arrangements of the required sanitary compartments within the building will readily achieve compliance however further RLS and product data for fixtures and fittings will need to be provided along with the DD phase in order to confirm compliance. An accessible adult change facilities is also proposed, whilst a non-required facility for the purpose of the BCA, it is to comply with F2.9 of the BCA including Specification F2.9.
9.	General	A number of non-mandatory items have been identified within the below report for consideration by the project team.

MATTERS REQUIRING PERFORMANCE SOLUTIONS:

	BCA (DtS) Clause	Description
1.	D3.1/D3.2 <i>Access to Buildings</i>	Rationalise the omission of access from the allotment boundary.
2.	D3.7 <i>Hearing Augmentation</i>	To permit the use of a mobile Hearing Augmentation device (TBC).
3.	AS1428.4.1 <i>Set Down Areas</i>	Where ramps on the site are located on the accessway and combine to result in a vertical rise of more than 3.6m this will require a performance solution. Confirmation required in this regard noting current documentation indicates the site being relatively flat.
4.	AS1428.1 Cl. 13.2/ 13.3 <i>Doorways</i>	Rationalise door circulation space to a number of doors within the building extent of solution to be confirmed at DD phase.



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REPORT STATUS

DATE	REVISION	STATUS	AUTHOR	REVIEWED
21.10.2022	0	Draft – Schematic Design Access Report	BS	JH

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INTRODUCTION

PROPOSAL

Blackett Maguire + Goldsmith Pty Ltd have been commissioned by Schools Infrastructure C/- APP to undertake an assessment of the preferred Schematic Design for Irawang High School located at 80 Mount Hall Rd, Raymond Terrace NSW 2324 against the Disability (Access to Premises – Buildings) Standards 2010 and Part D3 provisions of the Building Code of Australia 2019 Amendment 1 (BCA).



Figure 1: Existing Site

AIM

The aim of this report is to:

- + Undertake an assessment of the proposed development against the Disability (Access to Premises – Buildings) Standards 2010.
- + Undertake an assessment of the proposed development against the Part D3 deemed-to-satisfy provisions of the BCA;
- + Identify matters that require plan amendments in order to achieve compliance with the Access to Premises Standard and Part D3 of the BCA;
- + Identify matters that are to be required to be addressed by Performance Solutions;

REFERENCED DOCUMENTATION

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- + Disability (Access to Premises – Buildings) Standards 2010
- + Building Code of Australia 2019 Amendment 1 (BCA)
- + The Guide to the Building Code of Australia 2019 (BCA)
- + AS 1428.1:2009 Design for access and mobility - General requirements for access - new building work
- + AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- + AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- + HB198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces
- + Architectural Plans prepared by EJE Architecture:

DRAWING No.	REVISION	DATE	DRAWING No.	REVISION	DATE
A-0-001	J	29/07/22	A-0-002	H	29/07/22
A-0-003	BB	29/07/22	A-0-004	R	29/07/22



A-0-010	P	29/07/22	A-0-050	D	29/07/22
A-0-100	A	29/07/22	A-1-100	G	29/07/22
A-1-101	G	29/07/22	A-1-120	G	29/07/22
A-1-140	F	29/07/22	A-1-141	F	29/07/22
A-1-170	E	29/07/22	A-1-171	E	29/07/22
A-1-180	E	29/07/22	A-1-181	E	29/07/22
A-1-190	B	29/07/22	A-1-191	B	29/07/22
A-1-200	G	29/07/22	A-1-201	C	29/07/22
A-1-202	G	29/07/22	A-1-300	G	29/07/22
A-1-400	A	29/07/22	A-1-500	C	29/07/22
A-1-501	C	29/07/22	A-1-502	C	29/07/22
A-1-503	C	29/07/22	A-1-504	C	29/07/22
A-1-505	C	29/07/22	A-1-506	C	29/07/22
A-1-507	C	29/07/22	A-1-508	C	29/07/22
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A-1-511	C	29/07/22	A-1-512	C	29/07/22
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A-1-521	C	29/07/22	A-1-522	C	29/07/22
A-1-523	C	29/07/22	A-1-524	C	29/07/22
A-1-525	C	29/07/22	A-1-526	C	29/07/22
A-1-527	C	29/07/22	A-1-528	C	29/07/22
A-1-529	C	29/07/22	A-1-530	C	29/07/22
A-1-531	C	29/07/22	A-1-600	B	29/07/22
A-1-601	B	29/07/22	A-1-602	A	29/07/22
A-2-110	U	29/07/22	A-2-130	D	29/07/22
A-2-140	F	29/07/22	A-2-170	E	29/07/22
A-2-180	E	29/07/22	A-2-190	B	29/07/22
A-2-200	H	29/07/22	A-2-300	E	29/07/22
A-2-400	A	29/07/22	A-2-500	B	29/07/22
A-2-501	B	29/07/22	A-2-502	B	29/07/22
A-2-503	B	29/07/22	A-2-504	B	29/07/22
A-2-505	B	29/07/22	A-2-506	B	29/07/22
A-2-507	B	29/07/22	A-2-600	B	29/07/22
A-3-002	Q	29/07/22	A-3-100	R	29/07/22



A-3-101	F	29/07/22	A-3-110	S	29/07/22
A-3-130	D	29/07/22	A-3-131	D	29/07/22
A-3-132	D	29/07/22	A-3-140	E	29/07/22
A-3-141	E	29/07/22	A-3-142	E	29/07/22
A-3-170	D	29/07/22	A-3-171	D	29/07/22
A-3-172	D	29/07/22	A-3-180	E	29/07/22
A-3-181	E	29/07/22	A-3-182	E	29/07/22
A-3-200	E	29/07/22	A-3-201	F	29/07/22
A-3-202	E	29/07/22	A-3-300	E	29/07/22
A-3-301	E	29/07/22	A-3-302	E	29/07/22
A-0-000	L	29/07/22			

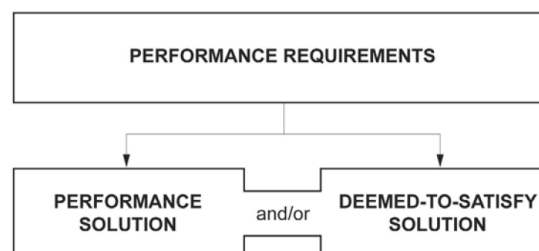
COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE

Compliance with the NCC is achieved by complying with—

- + the Governing Requirements of the NCC; and
- + the Performance Requirements.

Performance Requirements are satisfied by one of the following, as shown in the Figure below:

- + A Performance Solution.
- + A Deemed-to-Satisfy Solution.
- + A combination of the above two options.



LIMITATIONS AND EXCLUSIONS

The limitations and exclusions of this report are as follows:

Evacuation of occupants with a disability. No assessment has been undertaken to consider the equitable evacuation of all occupants.

This report is based on a review of the referenced documents. At this point in time, no inspection has been undertaken to ascertain the current level of DDA compliance.

No assessment has been undertaken unless it explicitly relates to the Access to Premises Standard of Part D3 of the BCA. As an example AS 1428.2-1992 has not been assessed.

Please note that whilst the BCA specifies a minimum standard of compliance Part D3 of the BCA for access and facilities for people with disabilities, compliance with such requirements may not necessarily preclude the possibility of a future complaint made under the DDA 1992. The DDA is a complaint based legislation and is presently not identified by the State Building Codes and Regulations. In this regard the building owner should be satisfied that their obligations under the DDA have been addressed.

BM+G has not undertaken an assessment of any Performance Solution Reports at the time of the preparation of this report.

The Report does not address matters in relation to the following Local Government Act and Regulations:

- + Work Health and Safety Act and Regulations.
- + Work Cover Authority requirements.
- + Water, drainage, gas, telecommunications and electricity supply authority requirements.
- + Disability Discrimination Act 1992.

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REPORT TERMINOLOGY

Access for People with Disabilities - Access to a building which is planned to minimise obstacles or hazard to disabled persons.

Accessible – Means having features to permit use by people with disabilities

Accessway – Means a continuous accessible path of travel to or within a building suitable for people with disabilities as defined in AS 1428.1

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

Building Code of Australia - Document published on behalf of the Australian Building Codes Board. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in NSW under the provisions of the Environmental Planning & Assessment Act & Regulation.

Construction Certificate – Building Approval issued by the Certifying Authority pursuant to Part 4A of the EP&A Act 1979.

Dedicated Parking Space – a parking space set aside exclusively for the parking of a single vehicle for a person with a disability.

Deemed-to-Satisfy (DTS) Provisions of the BCA – Means the prescriptive provisions of the BCA which are deemed to satisfy the performance requirements.

Hearing Augmentation – The communication of information for people who are deaf or hearing impaired by using a combination of audio, visual, and tactile means

Luminance Contrast - The light reflected from one surface or component, compared to the light reflected from another surface or component.

National Construction Code Series (NCC) – The NCC was introduced 01 May 2011 by the Council of Australian Governments (COAG). The BCA Volume One (Class 2 to 9 Buildings) is now referenced as the National Construction Code Series Volume One — BCA.

Occupation Certificate (OC) – Building Occupation Approval issued by the Principal Certifying Authority pursuant to Part 4A of the EPA Act 1979.

People with Ambulant Disabilities - People who have a mobility disability but are able to walk.

Performance Requirements of the BCA - A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must meet.

Compliance with the Performance Requirements can only be achieved by-

- (a) complying with the Deemed-to-Satisfy Provisions; or
- (b) formulating an Alternative Solution which-
 - (i) complies with the Performance Requirements; or
 - (ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or
- (c) a combination of (a) and (b).

Performance Solution (Alternative Solution) – Means a method of complying with the performance requirements other than by a *Deemed-To-Satisfy Solution*.

Sensory Impairment - Any significant loss of hearing or vision.

Shared Area (for carparking) – An area adjacent to a dedicated space provided for access or egress to or from a parked vehicle and which may be shared with any other purpose that does not involve other than transitory obstruction of the area, e.g. a walkway, a vehicular aisle, dual use with another adjacent dedicated space.

Slip Resistant – A property of a surface having a frictional force-opposing movement of an object across a surface.

Sole Occupancy Unit – means 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 can include a dwelling and/or office suite

Tactile Ground Surface Indicators (TFSI) - 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 Sign - Signage incorporating raised text, and/or symbols and Braille to enable touch reading by people who are blind or who are vision impaired.



PROJECT OVERVIEW

OVERVIEW OF ACCESS REQUIREMENTS

PERFORMANCE REQUIREMENT	
Class 9b	To and within all areas normally used by the occupants
Class 5	To and within all areas normally used by the occupants

ACCESSIBILITY EXEMPTIONS

The use of certain parts of the building are not required to be accessible in the following instances:

- + An area where access would be inappropriate because of the particular purpose for which the area is used.
- + An area that would pose a health or safety risk for people with a disability.
- + Any path of travel providing access only to an area exempted by the above two items

Some examples of the above include:

- + An area where access would be inappropriate because of the particular purpose for which the area is used.
- + An area that would pose a health or safety risk for people with a disability.
- + Any path of travel providing access only to an area exempted by the above two items
- + Some examples of the above include:
 - + Cleaner's rooms used by cleaning staff only
 - + Plantrooms and specialty equipment rooms (e.g. comms, UPS, distribution boards etc)
 - + Equipment stores

PERFORMANCE SOLUTIONS

Where there are any departures from achieving compliance with the BCA, there is an opportunity to address the compliance issue by the development of a Performance Solution.

This report documents proposed Performance Solutions to be finalised with relevant stakeholders prior to Construction Documentation phase.

STATUTORY FRAMEWORK

The below figure represents the statutory framework addressing accessibility as noted in the below Act, Code and Standards.

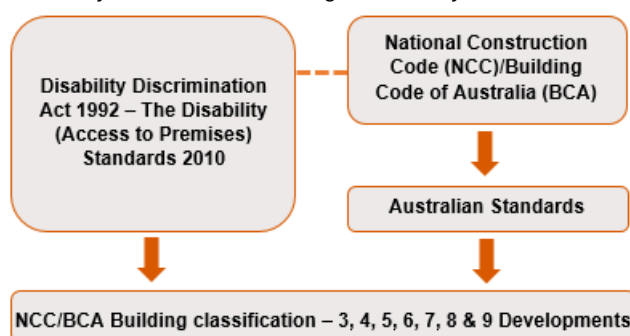


Figure 2

DISABILITY DISCRIMINATION ACT 1992

Section 23 of the Disability Discrimination Act DDA 1992 states;

It is unlawful for a person to discriminate against another person on the ground of the other person's disability:

- by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or*
- in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or*
- in relation to the provision of means of access to such premises; or*



- (d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or
- (e) in the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or
- (f) by requiring the other person to leave such premises or cease to use such facilities.

The DDA Act 1992 is a complaints-based legislation whilst compliance with The Disability (Access to Premises) Standards 2010 affords some certainty regarding the minimum compliance requirements it does not prevent a claim being made under the DDA Act 1992. Whilst implementing the minimum compliance requirements under the Disability (Access to Premises) Standards 2010 and BCA will satisfy the minimum compliance requirements there is nothing preventing a greater degree of access than those minimum requirements specified.

Note: The below comprises recommendations for best practice/non mandatory items for consideration by the project team stakeholders for inclusion into the project.

Reception/Customer service areas

Consider providing a wheelchair accessible section into existing reception counter at a height of 830-870mm with leg clearances at a height of 800-840mm underneath with a min. length of 900mm.

Consider seating provided 450 – 520mm high, with armrests at a height of 220 – 300mm above the seat and a seat back, for use in the customer service area.

Consider incorporating display and information stands within common reach ranges (230 – 1350mm) for wheelchair users (Note: different angles of approach e.g. side approach).

Consider incorporating security alarm pads at an accessible height.

Consider incorporating contrast to vertical and horizontal connections e.g. floor and wall.

Consider incorporating clear and concise signage within the reception area.

Landscaping

Consider incorporating plants providing orientation and direction cues for people with vision impairment and dense plantings are maintained to provide a clear line of sight to the ground floor around the lift access and pathways between accessible buildings on the allotment.

Consider It is recommended floor finishes throughout be designed and utilise material which will reduce/remove glare i.e., reduce use of polished stainless steel with overhead lighting.

Consider Any proposed bollards/columns/signs and other vertical projects located along the accessible path of travel are recommended to be provided with a 30% contrast to the surrounding surfaces.

Accessible paths of Travel

Consider the inclusion of luminance contrast into the following;

- + Bollards
- + Columns
- + Wayfinding/Identification signage
- + Horizontal vertical wall surfaces along continuous path of travel
- + Public seating along paths of travel
- + Raised surfaces around trafficable areas

It is recommended to be provided with a 30% contrast to the surrounding surfaces. This consideration is to apply throughout the building including all landscaped areas.

Consider stairways with a tread height between 150-165mm

Consider handrails be designed and utilise material which will reduce/remove glare i.e., reduce use of polished stainless steel with overhead lighting.

Consider providing contrast strip to the top of a bollard

Consider installing handrails which are in contrast to the walls

Consider replacing internal wall finishes with a material which is of a non-reflective material

Consider providing emergency procedures so that they are clearly identifies in the event of a lift malfunction

Fixtures and Fittings

Consider countertops providing contrast between the top and the supporting surface being introduced with a contrast to the background

Consider Equipment controls (fans, air conditioners, heaters etc) being introduced with a contrast to the background

Consider incorporating contrast to vertical building supports posts columns within the building

Consider incorporating contrast to the flushing controls on cisterns within the building



Consider incorporating grab rails and handrails which has a contrast to the background

Consider incorporating lift controls with a contrast to the background

Consider Incorporating taps with contrast to the background

Consider incorporating contrast to vertical and horizontal connections e.g. floor and wall finishes

Accessible Carparking bays and drop off areas

Consider placement of additional space adjacent to and or as near as possible to the lift access to the principal pedestrian entrance, provision of additional lighting to achieve even lighting to designated accessible carparking bay

Consider installation of directional signage showing location from carpark entry.

Consider including signage (tactile and braille) at the main entrance both inside and out giving directional and general information about buildings and facilities including services and access for people with disabilities

Tactile Ground and Surface Indicators

Consider installation of directional TGSIs on the accessible path of travel and vehicular crossings

Consider installing directional indicators to provide direction to bus stops street furniture road crossings

Consider installation of TGSIs at changes in direction on the accessways (pathways) to the Principal Pedestrian Entrance including pathways leading to the lift providing access to all storeys of the building

Consider warning (hazard) TGSIs provided at changes in direction on the pathway and warning TGSIs (hazard) provided at changes in direction of directional indicators on the pathway

Lighting

Consider upgrading lighting of the pathways for night-time use

Consider incorporating objects located on the accessways to achieve an intensity of light reflectivity of not less than (30%) to background or surrounding surfaces

Consider introducing uniform lighting for night time use

Consider installing handrails having a non-reflective material which is colour contrasting to the background having regards to the lighting conditions

LEGISLATIVE FRAMEWORK

The following represents the relevant legislative and BCA/AS requirements forming part of the assessment presented in the below report;

- + Disability Discrimination Act 1992,
- + Disability (Access to Premises Buildings) Standards 2010
- + National Construction Code (NCC) (BCA 2019 Amendment 1)
- + National Construction Code (NCC) (BCA 2022) (Draft)
- + AS 1428.1-2009 - Design for access and mobility, Part 1: General requirements for access - new building work
- + AS 1428.1-2021 (Draft) - Design for access and mobility, Part 1: General requirements for access – New building work
- + AS 1428.2-1992 - Design for access and mobility, Part 2: Enhanced and additional requirements - Buildings and facilities
- + AS 1428.4.1-2009- Design for access and mobility, Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- + AS1428.4.2-2018 - Design for access and mobility Means to assist the orientation of people with vision impairment - Wayfinding signs
- + AS1428.5-2010 - Design for access and mobility, Part 5: Communication for people who are deaf or hearing impaired
- + AS1680.2.1-2008 - Interior and workplace lighting Part 2.1: Specific applications— Circulation spaces and other general areas
- + AS1735.12-1999 - Lifts, escalators and moving walks Facilities for persons with disabilities
- + AS2890.6-2009 - Parking facilities Off-street parking for people with disabilities
- + HB198-2014 - Guide to the specification and testing of slip resistance of pedestrian surfaces



ACCESSIBILITY ASSESSMENT

LEGEND

D3.1 & D3.2 Access to Buildings

General Note

Matters Requiring Redesign / Further Information

Performance Solution

Access for People with a Disability: All areas of the building are to comply with AS 1428.1-2009. Compliance with Part D3.1 is achieved where access is provided to all areas normally used by the occupants. This includes for staff and student areas.

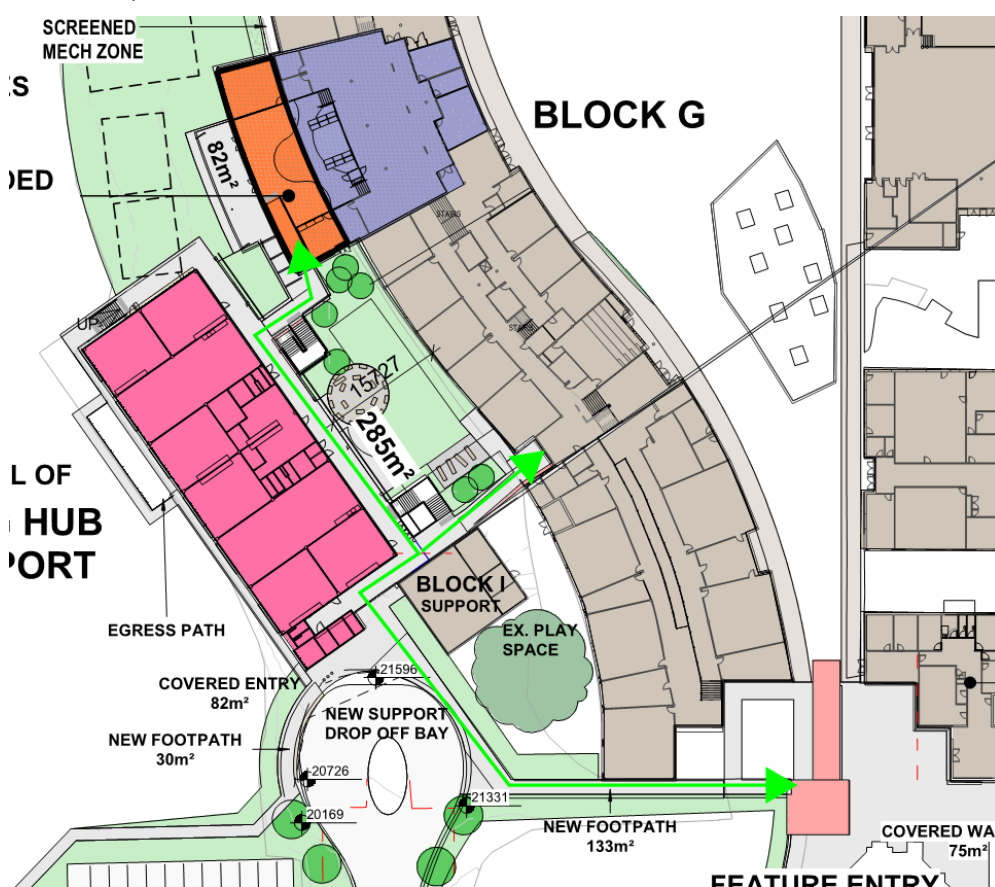
Access to Buildings: An accessway must be provided to a building required to be accessible from:

- + The main points of a pedestrian entry at the allotment boundary. –

Comment: Details to be provided, it does not appear as though compliant access will be achieved from the allotment boundary based on the current design notwithstanding a compliant accessway will be provided from the new feature entry, drop off area to the new buildings. On the basis of the proposed arrangement and location of the drop off area it is proposed to rationalise the omission of access from the allotment boundary.

- + Another accessible building connected by a pedestrian link.

Comment: Details to be provided, all new buildings are to be connected with compliant accessways as shown below. Architect to ensure compliance details demonstrating compliance to be provided with the DD phase.



Although not a mandatory requirement under the BCA additional accessways to existing buildings on the allotment are to be considered for inclusion by Schools Infrastructure from a DDA perspective. This may be addressed by way of an action plan to incorporate additional measures should additional needs arise.



- + Any required accessible car parking space on the allotment.

Comment: It does not appear as though any accessible carparking is provided on site currently and or is proposed as part of the works. Location of any proposed will need to be shown in the architectural documentation in order to confirm requirement as noted above however at a minimum there is to be an allowance for a compliant drop off space within the new support drop off bay. Compliance readily achieved details to be provided along with DD phase.

In a building required to be accessible an accessway must be provided -

- + Through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances, also where the building has a floor area of more than 500m² a non-accessible entrance must be located not more than 50m from an accessible entrance

Comment: Compliance readily achievable having regards to the new works architect to ensure compliance, further detailed design documentation will be reviewed as part of DD phase.

Access to Premises standard 2010 (Affected Part)

The building will be subject to upgrade works to the degree necessary to ensure compliance with the requirements of the Access to Premises Standards 2010 namely the affected part provision.

The affected part will require the paths of travel from the main building entry to each of the new areas and/or refurbishment areas (which is deemed as the 'affected part') to comply with the access provisions of the BCA & AS 1428.1-2009 in terms of access pathways, doorways within the path of travel to the new works, provision of accessible lifts etc.

Whilst compliance will be achieved from the main entry point to each building, suitable access would need to be provided from the main entry point to the campus, to the new buildings given the existing arrangement the accessible path of travel to the new works will be provided via the New Learning Hub space to Block G, which also then provides greater availability of vertical transport as a result of the new lift to be constructed within the learning hub.

Further to the comments above whilst compliance with the minimum requirements is readily achievable based on the current design additional accessways to existing buildings on the allotment are to be considered for inclusion by Schools Infrastructure from a DDA perspective. This may be addressed by way of an action plan to incorporate additional measures should additional needs arise.

To be reviewed in conjunction with DD phase to ensure compliance.

General Note

AS1428.4.1 Cl.2.5 - Pedestrians and Carriageway at same grade

Where a pedestrian area joins a carriageway at grade (same level) or to delineate the pedestrian area from the carriageway, TGSIs shall be provided in accordance with Figures 2.5(A) and 2.5(B). Details to be provided for review and comment on the DD drawings

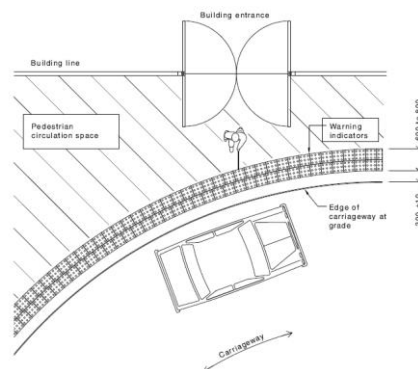


Figure 3

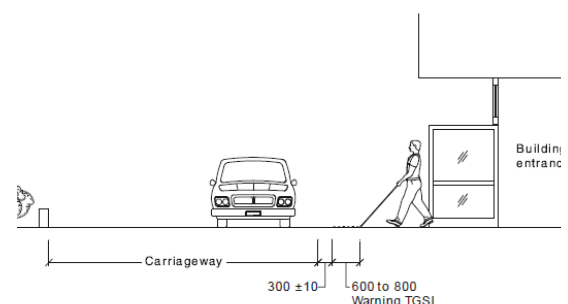


Figure 4

AS1428.4.1 Cl.2.5 - Set Down Areas:

For public drop off / set down areas, if a kerb is provided separating the drop-off area from the pavement, a compliant kerb ramp will need to be provided. The detailing of the parallel set down will need to satisfy the provisions of AS 2890.6 – 2006.

Where the pedestrian pathway and the driveway are at the same grade it will be necessary to achieve a 30% luminous contrast between the walkway and the driveway. Details of the materials, colour and texture will need to be provided as part of the detailed Design Development / Construction Issue Architectural Documentation.



It is understood that a new drop off area is being proposed as shown below as noted earlier in this report a compliant set down area is to be provided in accordance with AS1428.4.1

Compliance is readily achieved, details demonstrating compliance with the above will need to be shown on the architectural documentation and submitted for review and comment in DD.

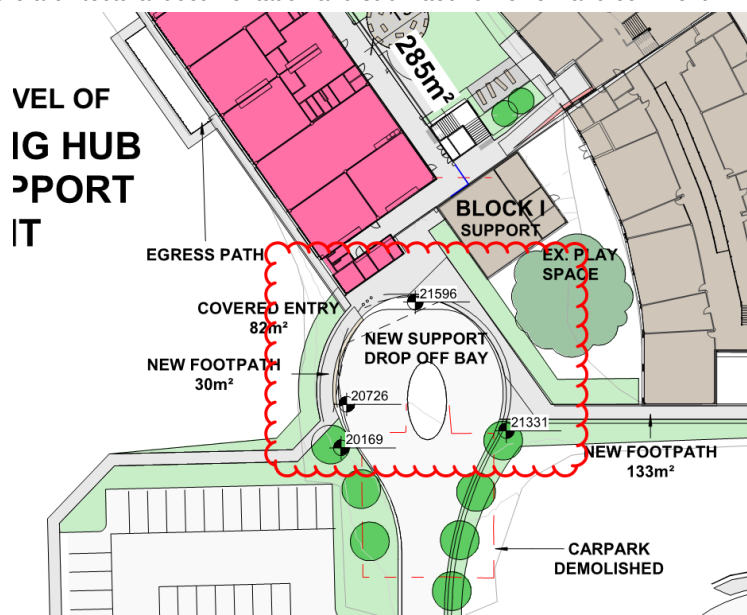


Figure 5: Designated Set Down Area

Performance Solution

Details will need to be provided where the ramps on the site located on the accessway combine to result in a vertical rise of more than 3.6m. It does not appear as though there are any areas to which this would apply however this is to be confirmed.

Where compliance not achieved there may be opportunity for this to be addressed by way of a Performance Solution.

D3.3

Parts of Buildings to be Accessible

Every ramp and stairway (except for ramps or stairways exempt from compliance under D3.4) must comply with:

- + For a ramp, Clause 10 of AS 1428.1 – 2009.
- + For a stairway, Clause 11 of AS 1428.1 – 2009.
- + For a fire-isolated stairway, Clause 11.1(f) and (g) of AS 1428.1 – 2009.

AS1428.1 Cl. 6.3 - Widths of paths

Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

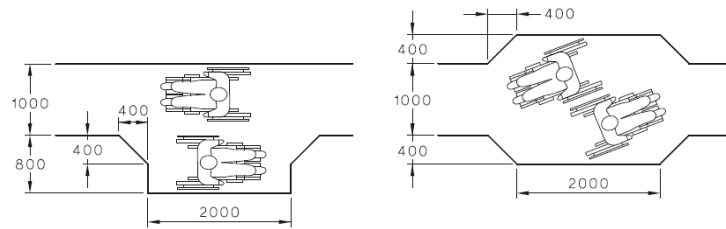
- + Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.
- + Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.
- + Door handles less than 900 mm above the finished floor level.

General Note

Compliance readily achievable, architect to review and ensure compliance will be subject to further assessment as part of the design development.

AS1428.1 Cl. 6.4 - Passing Space

Accessways must have passing spaces complying with AS 1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available.



DIMENSIONS IN MILLIMETRES

Figure 6

AS1428.1 Cl. 6.5 - Turning Space

180 degree turn

Turning spaces must comply with AS1428.1 and located within 2m of the end of accessways where it is not possible to continue travelling along the accessway, and at maximum 20m intervals along the accessway.

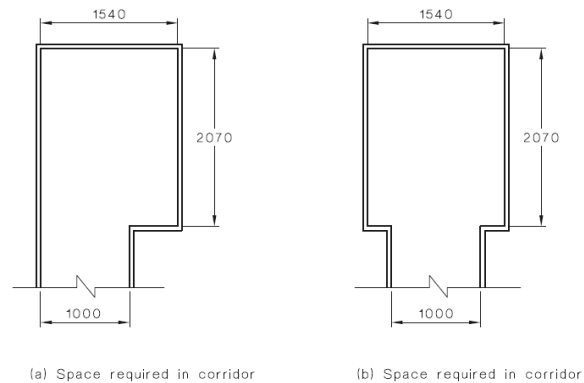


Figure 7

60-90 degree turn

The space required for a wheelchair to make a 60° to 90° turn shall have a gradient no steeper than 1 in 40 and shall be not less than 1500 mm wide and 1500 mm long in the direction of travel.

30-<60 degree turn

Where the angle of turn is 30° to less than 60° and the width of the path of travel is less than 1200 mm, a splay of at least 500 mm x 500 mm shall be made on the internal corner.

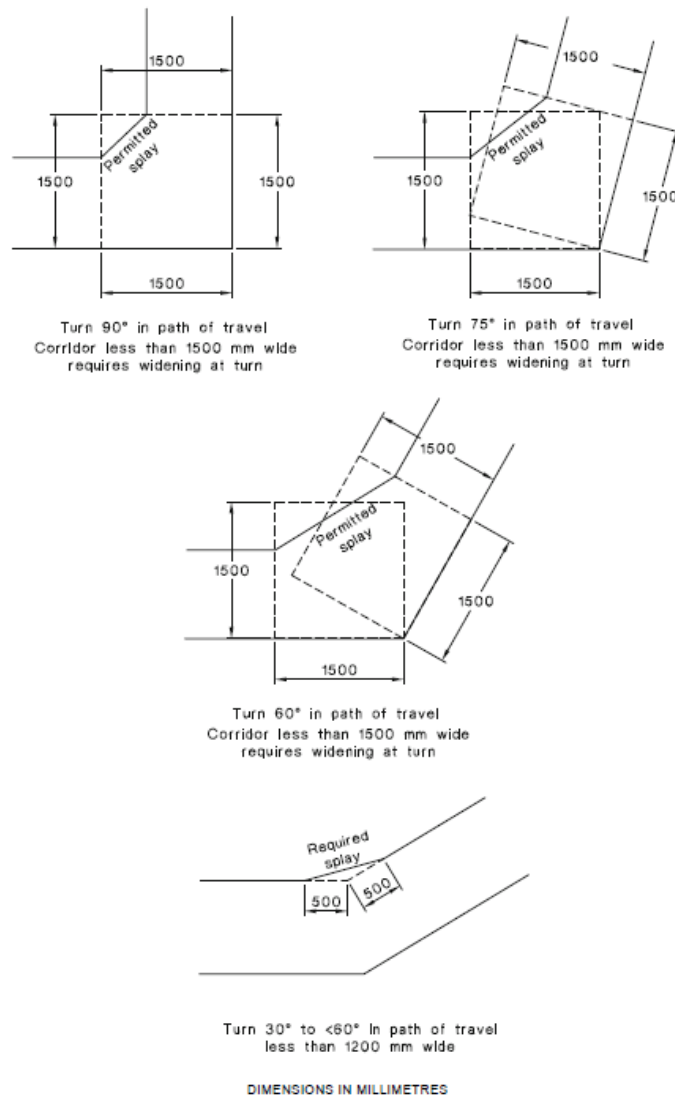


Figure 8

AS1428.1 Cl. 7 - Floor Transition/s

Tolerances for Abutment of Surfaces:

Transitions between floor finishes will need to comply with Clause 7.2 of AS1428.1-2009.

Recessed / Soft Floor Coverings:

Pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm.

Exposed edges of floor coverings be fastened to the floor with a trim along any exposed edges.

At leading edges, carpet or other soft materials shall have a vertical face no higher than 3mm or a rounded bevelled edge no higher than 5mm. Up to 10mm is permitted at a 1:8 gradient.

Recessed matting must be no more than a 3mm vertical, or 5mm rounded, proud of the adjacent floor surface. This also applies when the matting is depressed below surface level.

Grates:

Grates shall comply with the following:

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

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



AS1428.1 Cl. 11.1 - Stairway Construction

Where the intersection is at the property boundary, the stair shall be set back by a minimum of 900 mm so that the handrail (complying with Clause 12) and TGSIs do not protrude into the transverse path of travel.

Where the intersection is at an internal corridor, the stair shall be set back so that handrails or TGSIs do not protrude into the path of travel.

Stairs shall have opaque risers.

Stair nosings shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25 mm.

Stair nosing profiles shall—

- + Have a sharp intersection;
- + Be rounded up to 5 mm radius; or
- + Be chamfered up to 5 mm × 5 mm.

At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.

Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.

TGSIs shall be installed in accordance with AS 1428.4.1.

General Note

Stairway details to be provided for review and comment

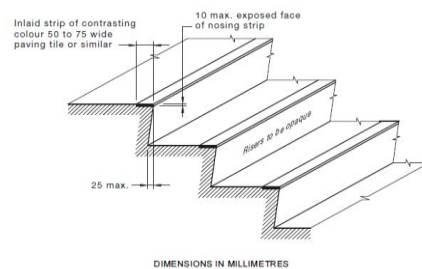


Figure 9

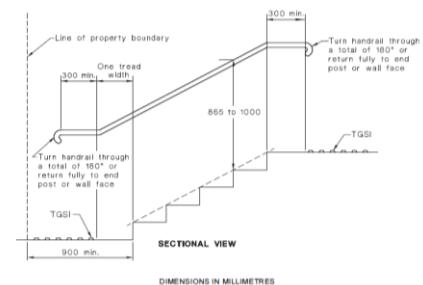


Figure 10

AS1428.1 Cl. 11.2 - Stairway Handrails

Handrails shall be continuous throughout the stair flight and, where practicable, around landings and have no obstruction on or above up to a height of 600 mm and as follows:

- + The design and construction of handrails shall comply with Clause 12 of AS 1428.1 – 2009.
- + Handrails shall be installed on both sides of the stairs.
- + Handrails shall have no vertical sections and shall follow the angle of the stairway nosings.
- + Where a handrail terminates at the bottom of a flight of stairs, the handrail shall extend at least one tread depth parallel to the line of nosings plus minimum of 300 mm horizontally from the last riser.
- + The handrail shall extend a minimum of 300 mm horizontally past the nosing on the top riser.
- + Where the handrail is continuous, the 300 mm extension is not required in the inner handrail at intermediate landings.
- + The dimensions indicating the heights of handrails shall be taken vertically from the nosing of the tread to the top of the handrail or from the landing to the top of the handrail.

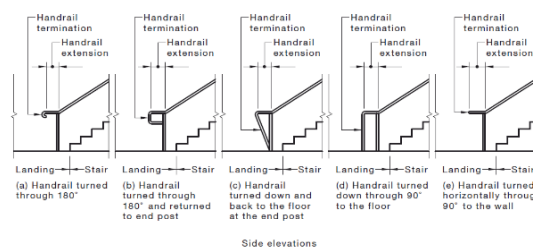


Figure 11

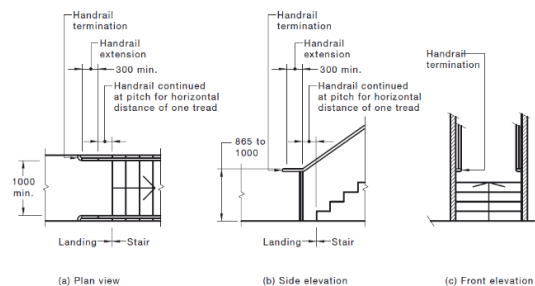
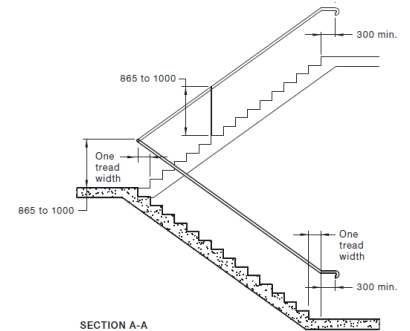
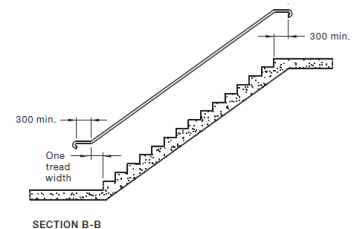


Figure 13



SECTION A-A



SECTION B-B

Figure 12

AS1428.1 Cl. 12 - Handrails

The design and construction of handrails shall comply with the following:

- + The cross-section of handrails shall be circular or elliptical, between 30-50mm dia. for a width of not less than 270° around the uppermost surface.
- + Exposed edges shall have a radius of not less than 5mm.
- + The top of handrails shall be between 865-1000mm above the nosing line of a stairway, or the plane of finished floor otherwise.
- + The height of the top of the handrail shall be consistent through any stair, ramp, and landing.
- + Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face.
- + The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50mm.

General Note

Stairway/Handrail details to be provided for review and comment.

AS1428.1 Cl. 13.1 - Luminance Contrast

- + All doorways shall have a minimum luminance contrast of 30% provided between—
- + door leaf and door jamb;
- + door leaf and adjacent wall;
- + architrave and wall;
- + door leaf and architrave; or
- + door jamb and adjacent wall.
- + The minimum width of the area of luminance contrast shall be 50 mm.

AS1428.1 Cl. 13.2 / 13.3 - Doorways

The minimum width of an accessible doorway must have a clear opening width of not less than 850mm in accordance with AS1428.1. Where double doors are provided, at least one leaf must have a clear unobstructed width of 850mm.

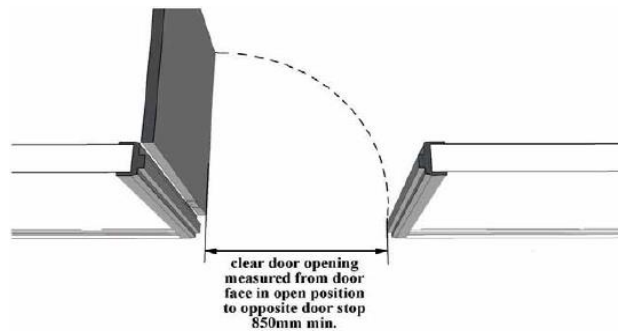


Figure 14

Clear Unobstructed Width of Doorway

Circulation space is required to all doorways throughout the building that are required to be accessible in accordance with Section 13 of AS 1428.1 – 2009 (see diagrams below). Circulation space is not required to be provided to rooms where access for a person with a disability is not required i.e. dirty utility / clean utility rooms, plant rooms, comms rooms etc. See below required doorway circulation space for swinging and sliding doors.

Performance Solution

Circulation space does not comply in a number of locations typical examples as shown in the figures below. Circulation space to be reviewed as part of the DD phase, with doors being relocation adjusted and or furthermore consideration being given to address by way of a Performance solution will need to be confirmed.

Compliance can be achieved with door location adjustment. Sliding door handles can be offset or nib type walls incorporated. To be updated as part of DD phase and or documented as a Performance Solution.

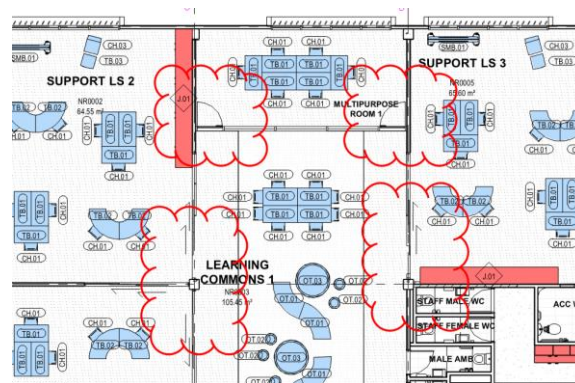


Figure 15: Learning Hub – Typical Circulation Spaces

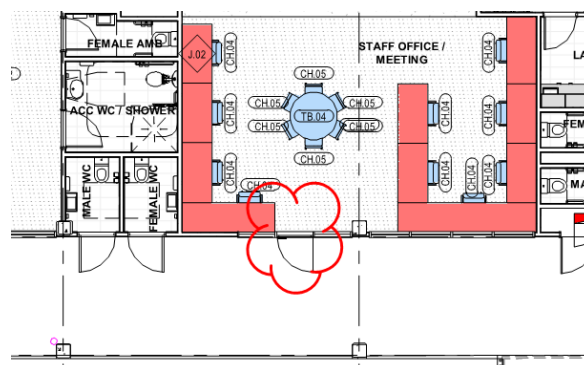
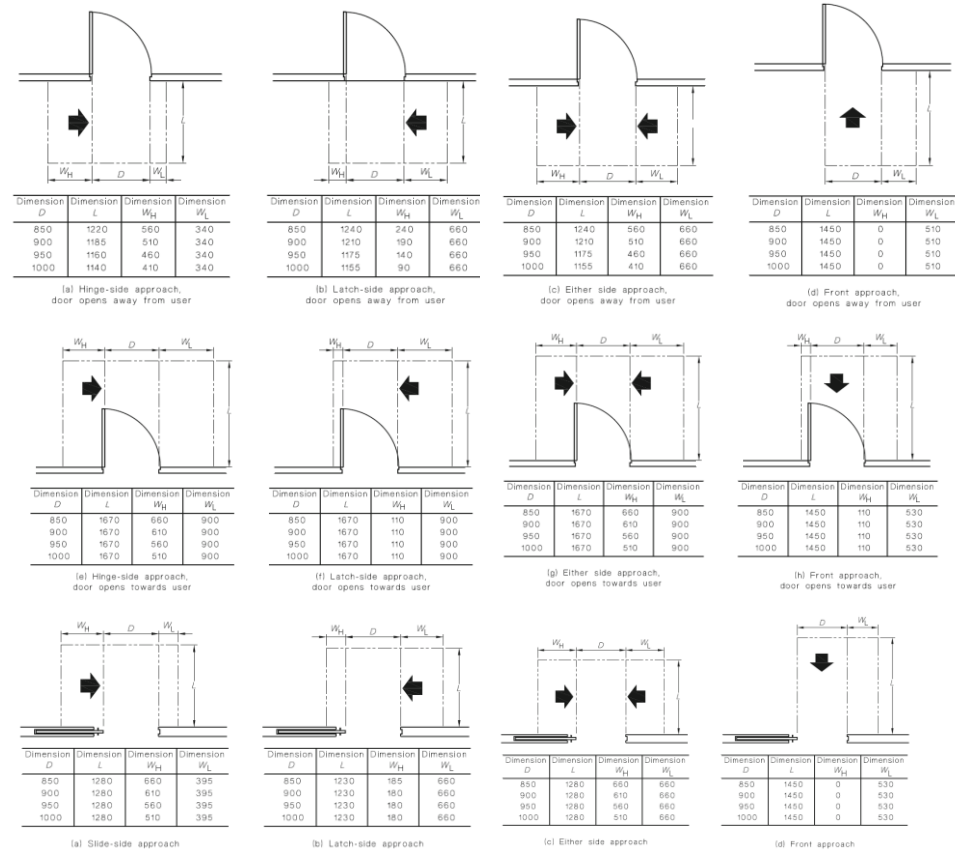


Figure 16: Staff Office/Meeting – Typical Circulation Spaces



D3.4

Exemptions

The use of certain parts of the building are not required to be accessible in the following instances:

- + An area where access would be inappropriate because of the particular purpose for which the area is used.
- + An area that would pose a health or safety risk for people with a disability.
- + Any path of travel providing access only to an area exempted by the above two items
- + Some examples of the above include:
- + Cleaner's rooms used by cleaning staff only
- + Plantrooms and specialty equipment rooms (e.g. comms, UPS, distribution boards etc.)
- + Equipment stores



D3.5 Accessible Carparking

Accessible car parking spaces must comply with the requirements of AS 2890.6 – 2009.

Class of building carpark is associated with	Number of accessible spaces required
Class 9b Schools	1 space for every 100 carparking spaces or part thereof
Class 5 Office administration	1 space for every 100 carparking spaces or part thereof

General Note

AS1428.6 Cl.2.2 - Parking Spaces

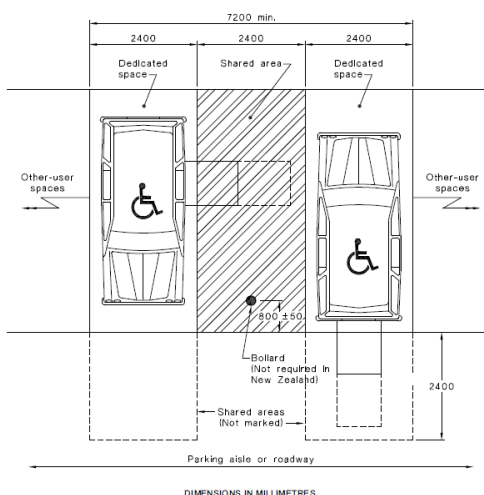


Figure 17

AS1428.6 Cl.2.2 - Pavement

Each accessible parking space and shared area must have a maximum crossfall of 1:40 (or 1:33 for bitumen) and have a slip resistance surface

AS1428.6 Cl.2.4 – Headroom

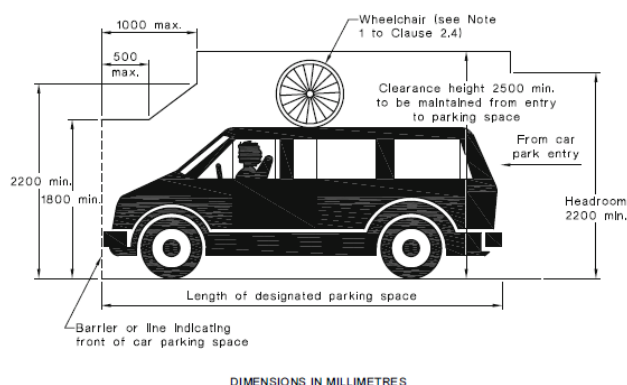


Figure 18

We note that there are no designated accessible carparking spaces shown on the architectural documentation notwithstanding, compliance is readily achievable details demonstrating compliance will need to be provided for review and comment where relevant.

Refer also comments earlier in the report regarding proposed drop off zones.

D3.6 Signage

In a building required to be accessible, braille and tactile signage must be provided to all:

- + Required accessible sanitary facilities
- + Spaces with hearing augmentation
- + Ambulant sanitary facilities



- + Non-accessible pedestrian entrances
- + Each door required to be provided with an exit sign
- + Braille and tactile signage is to comply with sub-clause (a) and Specification 3.6.

General Note

Signage Specification: -

The signage is to be: -

- + Located between 1200-1600mm above FFL
- + Signs with single lines of characters are to have the line of the tactile characters between 1250mm-1350mm above FFL
- + Signage tactile characters must be raised or embossed to a height between 1mm-1.5mm
- + Upper case letter to be between 20mm-55mm
- + Signage is to be contrasting & is to comply with BCA Specification E3.6.

Signage Locations

The Braille & tactile egress signage is to be located adjacent or on (see above) each door that: -

- + Provides direct egress into a fire isolated stairway
- + Provides direct discharge from the storey into a passageway or lobby (airlock) associated with the fire isolated stairway
- + Provide direct discharge from a fire isolated stairway to open space (discharge door)
- + Forms part of a horizontal exit (---/120/30 fire doors in the fire compartment walls)

The below signage is an *example* of what is required –



Figure 19



Figure 20

AS1428.1 Cl.8.1 - Forms of Signage

The below signs are examples of required sanitary facility signage.

The signs shall be positioned so that the raised braille is between 1200-1600mm above FFL.



Figure 21



Figure 22



Figure 23



Figure 24



Figure 25

D3.7 Hearing Augmentation

A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning is installed in a meeting room, or a reception area where the public is screened from the service provider.

General Note

The below symbol shall be provided on a sign in ultramarine blue in accordance with clause 5.1 of AS 1428.5-2010.



Figure 26

Further Information

Electrical consultant is to review and ensure necessary allowances are made with respect of ESFG requirements having regards to the provision of hearing augmentation system.

Performance Solution

Where a mobile and or portable Hearing Augmentation system is proposed this will need to be addressed by way of a Performance Solution

D3.8

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs) must be provided to:

- + A stairway, other than a fire-isolated stairway; and
- + An escalator or passenger conveyor; and
- + A ramp other than a fire-isolated ramp; and
- + In the absence of a suitable barrier-
 - a) An overhead obstruction <2m above floor level; and
 - b) An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building including a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point.

Tactile indicators are required to be designed in accordance with AS 1428.4.1-2009.

General Note

AS1428.4.1 Cl.2.2.3 – Placement

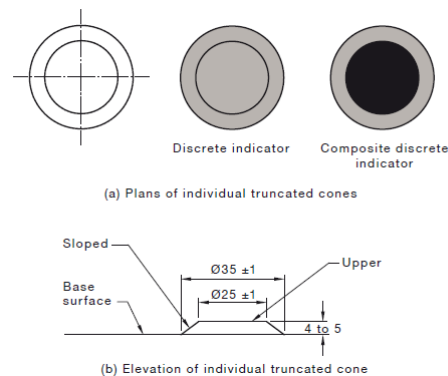


Figure 27

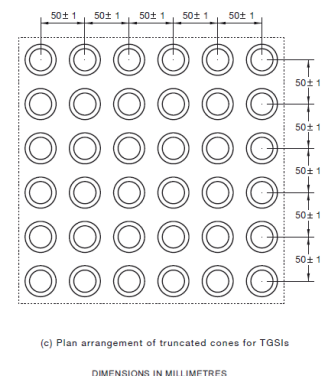


Figure 28

AS1428.4.1 Cl.2.4 – Stairways

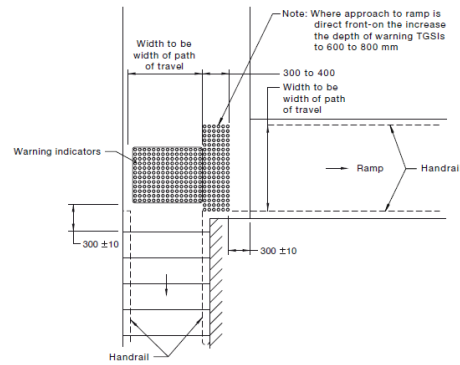


Figure 29

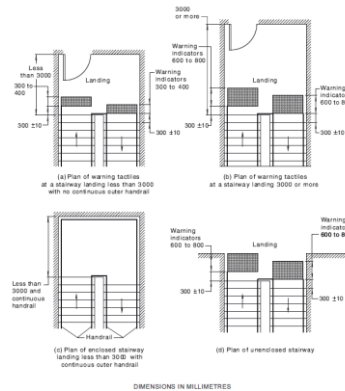


Figure 30

AS1428.4.1 C3 - Kerb Ramps

TGSI's are not required on kerb ramps if –

- + The distance between the building line/boundary and the top of the kerb ramp is less than 3 m;
- + The change in gradient between that of the pedestrian surface at the top of the kerb ramp and the gradient of the kerb ramp surface lies between 1 in 8 to 1 in 8.5; and
- + The kerb ramp is aligned with the building line and

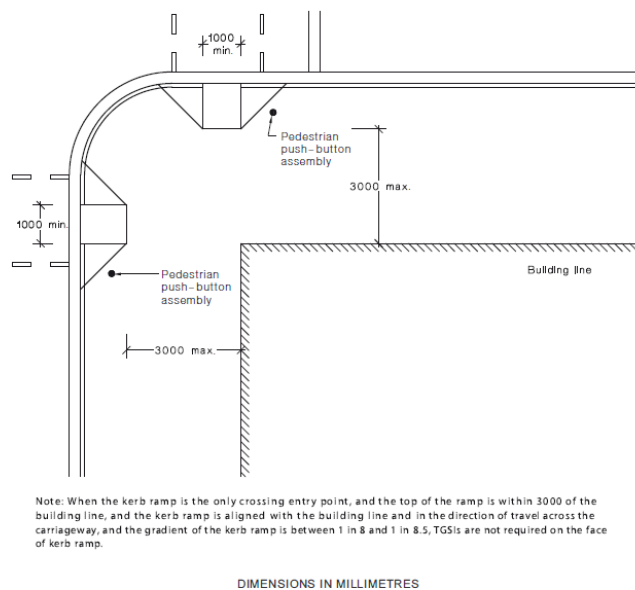


Figure 31

Tactiles are required when a kerb ramp where the gradient is shallower than 1 in 8.5.

TGSI locations to be shown on the architectural documentation to be submitted at the DD phase.

D3.9 Wheelchair Seating Spaces in Class 9b Assembly Buildings

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with this clause.

We note that there is no fixed seating proposed.



D3.11 Ramps

Ramps may be used as part of an accessway where there is a change of level and must comply with the requirements set out in AS1428.1

General Note

AS1428.1 Cl 10.1 - Walkways, Ramps, and Landings – Generally

Walkways, ramps and landings that are provided on a continuous accessible path of travel shall be as follows:

Sharp transitions shall be provided between the planes of landings and ramps.

Landings shall be provided at all changes in direction in accordance with Clause 10.8.

Landing or circulation space shall be provided at every doorway, gate, or similar opening.

For walkways and landings having gradients in the direction of travel shallower than 1 in 33, a camber or crossfall shall be provided for shedding of water and shall be no steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33.

NOTE: For requirements for ground surfaces, see Clause 7.

AS1428.1 Cl. 10.2 – Walkways

The requirements for walkways are as follows:

- + Walkways can have a gradient up to 1:20. Anything steeper is a ramp and requires kerbs or kerb rails plus handrails to both sides.
- + A walkway with a gradient less than 1 in 33 does not require landings but does require a crossfall of maximum 1 in 40 (maximum cross fall of 1 in 33 if the surface is bitumen).

Walkways steeper than 1 in 33 do not require a crossfall to the main walkway but do require a crossfall of 1 in 40 to landings.

AS1428.1 Cl. 10.3 - Ramps

Ramps to comply with the following:

- + Maximum gradient of a ramp exceeding 1900mm shall be 1 in 14.
- + The gradient of a ramp shall be constant throughout its length.
- + Ramps shall be provided with landings:
- + For ramp gradients of 1 in 14, at intervals not greater than 9m.
- + For ramp gradients steeper than 1 in 20, at intervals not greater than 15m.
- + For ramp gradients between 1 in 14 and steeper than 1 in 20, at interpolated intervals.
- + Handrails must be provided on either side complying with Clause 12.
- + TGSIs shall be installed in accordance with AS 1428.4.1.
- + Ramps shall be set-back at internal corridors so that handrail extensions do not protrude into paths of travel.
- + Ramps and intermediate landings shall have kerbs or kerb rails on either side.

AS1428.1 Cl. 10.5 - Threshold Ramps

Threshold ramps at doorways on a continuous path of travel shall have—

- + a maximum rise of 35 mm;
- + a maximum length of 280 mm;
- + a maximum gradient of 1:8; and
- + be located within 20 mm of the door leaf which it serves.

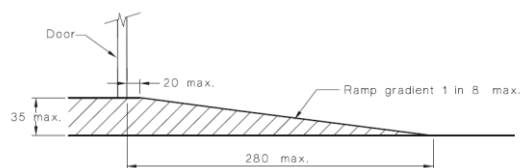


Figure 32



AS1428.1 Cl. 10.6 - Step Ramps

Step ramps shall have—

- + a maximum rise of 190 mm;
- + a length not greater than 1900 mm; and
- + a gradient not steeper than 1 in 10.

The edges of step ramp shall have a 45° splay where there is pedestrian cross traffic.

Otherwise, it shall be protected by a suitable barrier, such as—

- + a wall or suitable barrier with a minimum height of 450 mm; or
- + where an open balustrade is provided a kerb or kerb rail shall be provided.

AS1428.1 Cl. 10.7 - Kerb Ramps

Kerb ramps shall have

- + a maximum rise of 190 mm; and
- + a length not greater than 1520 mm; and
- + a gradient not steeper than 1 in 8, located within or attached to a kerb; and be aligned in the direction of travel

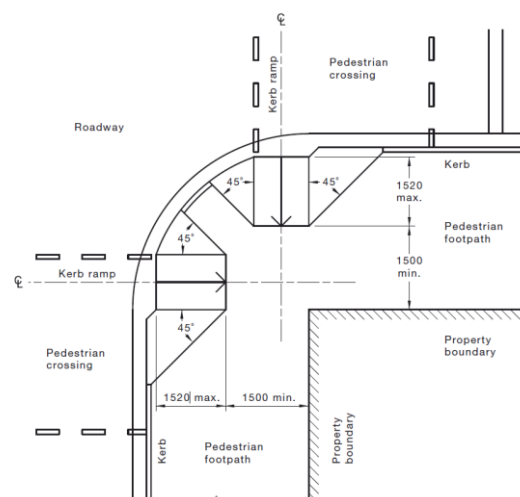


Figure 33

Refer to Clause 10.7 of AS 1428.1 - 2009 for the full requirements for Kerb Ramps.

AS1428.1 Cl. 10.8 – Landings

Walkways and ramps

The length of landings at walkways (up to a gradient of 1 in 33) and ramps shall comply with one of the following:

Where there is no change in direction, the length shall be not less than 1200 mm, as shown in **Figure 25(A)**.

Where there is a change of direction not exceeding 90°, the landing shall be not less than 1500 mm. The internal corner shall be truncated for a minimum of 500 mm in both directions, as shown in **Figure 25(B)**.

For a 180° turn, the landing shall be as shown in **Figure 25(C)**.

Step ramps

The length of landings at step ramps shall be not less than 1200 mm in the direction of travel, as shown in **Figures 22(A) and 22(B)**.



Where a change in direction is required, the length of step ramp landings shall be a minimum of 1500 mm, as shown in **Figure 22(A)**.

Where doorways are at landings, the dimensions of the landings shall be in accordance with the requirements of Clause 13.3 for circulation spaces at doorways shown in **Figure 25(D)**.

Kerb ramps

The length of landings at kerb ramps shall be not less than 1200 mm in the direction of travel.

Where a 'T' junction occurs, the kerb ramp landing shall be a minimum of 1500 × 2000 mm, as shown in Figure 24(B).

Where a single change in direction is required, the ramp landings shall be a minimum of 1500 mm × 1500 mm.

Compliance readily achievable details to be provided along with the DD phase.

Location and gradient of all ramps to be shown on architectural documentation and is required to be provided for review and comment. Currently a single ramp is shown in the architectural documentation compliance readily achieved architect to ensure compliance having regards to the landing size to achieve compliance with respect of door circulation space and the like.



Figure 34: Block G – Entry Ramp

D3.12

Glazing on an accessway

Where there is no chair rail, handrail, or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.

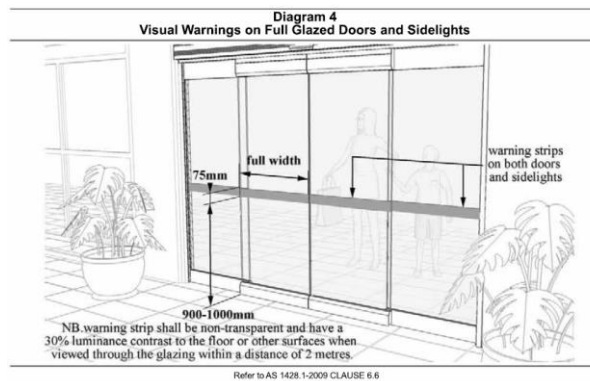


Figure 35

Compliance readily achieved architect to ensure compliance details to be provided along with the DD phase.

Part E3 Lifts

In an accessible building, every passenger lift must be one of the types identified in Table E3.6a, have accessible features in accordance with Table E3.6b and not rely on a constant pressure device for its operation if the lift car is fully enclosed.

In addition, the requirements of the BCA, the following EFSGs also apply:

EFSG SG 1011 - Lift Design and Install Requirements Summary

- + All new installations and lift modernisations at any of NSW Department of Education campus shall provide access for persons with disabilities in compliance with AS1428.1 and A1735.12.
- + Where compliance with AS 1428 and/or AS 1735.12 cannot be achieved, approval from the NSW Department of Education in writing is to be provided, and the lift(s) shall still comply with at least the Building Code of Australia requirement for Facilities for People with Disabilities Clause E3.6.
- + All lift car control buttons shall comply with AS 1735.12 Clauses 8.3 Tactile Information and Clause 8.4 Shape of Characters.
- + All passenger lifts must have lift car audio (voice, not just a sound) position indication regardless of how many floors are served.
- + Unless prior approval from the NSW Department of Education in writing is provided the following lifts shall not be used for the access of people with disabilities:
 - AS 1735.7 – Stairway Lifts
 - AS 1735.15 – Low rise passenger lifts – Non automatically controlled
 - AS 1735.16 – Lifts for persons with limited mobility – Restricted use
 - AS 1735.17 – Lifts for persons with limited mobility – Restricted use – Water-drive
 - AS 1735.18 – Passenger Lifts for Private Residence

EFSG SG 1011.1.5 Passenger Lifts Requirements Summary

- + Passenger lift cars are to have a minimum size of 1400mm wide by 2000mm deep. Unless prior approval from the NSW Department of Education in writing, no passenger lift car shall be smaller than this size.
- + Car sizes may be larger than this as required to suit code requirements and lift traffic studies.

In addition to the above, it is also noted that a platform lift is proposed within the library to provide access between the split levels. The total distance travelled cannot be more than 1000mm to achieve minimum compliance with the BCA

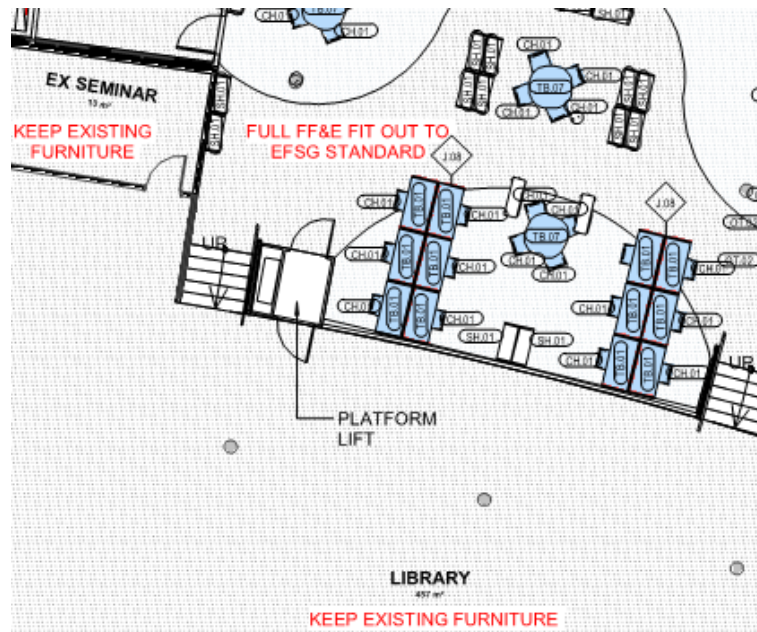


Figure 36: Block G – Platform Lift

F2.4

Accessible sanitary facilities

Accessible unisex sanitary compartments are required to be provided in accessible parts of the building in accordance with Table F2.4 namely;

- + 1 on every storey containing sanitary compartments; and
- + Where a storey has more than 1 bank of sanitary compartments at not less than 50% of these banks.

The works include unisex accessible sanitary compartments in locations not less than that specified above in this regard compliance is currently achieved.

The number and type of facilities are noted as being adequate within Block G however the staff and student facilities are to be denoted on the architectural documentation.

Within Block A in addition to the accessible a compliant male and female ambulant facilities is required currently as documented the ambulant facilities would not achieve compliant circulation space.

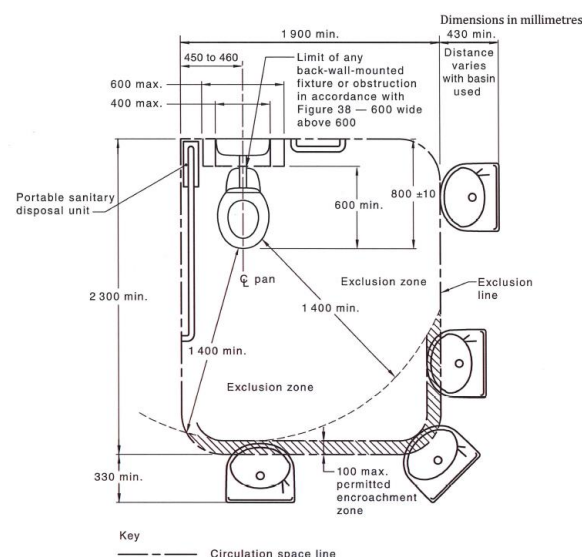


Figure 37: Accessible Facility Dimensions

Details demonstrating compliance will need to be provided along with the DD phase, spatially we note that the current size of compartments could readily comply however minimal tolerances within the design however compliance is readily achievable through further design development. (see typical example below)



Accessible showers shall comply with AS1428.1 including fixed chair and shower fittings. Spatially we note that the current size of the compartment could readily comply details demonstrating compliance will need to be provided along with the DD phase.

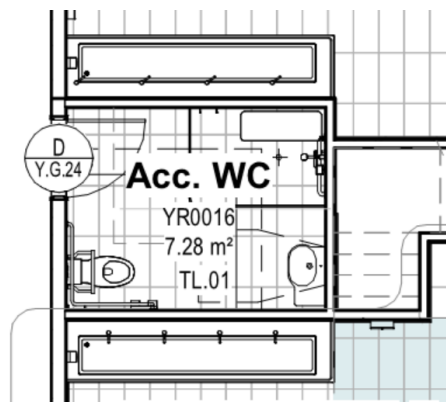


Figure 38: Gymnasium Accessible WC

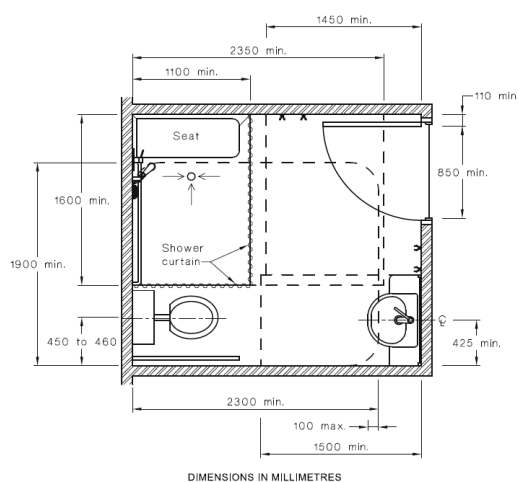


Figure 39

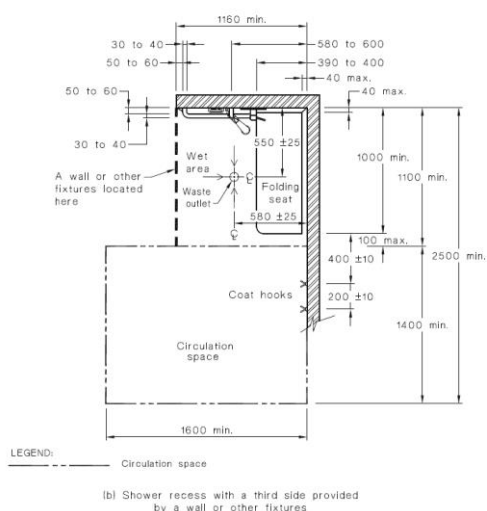


Figure 40

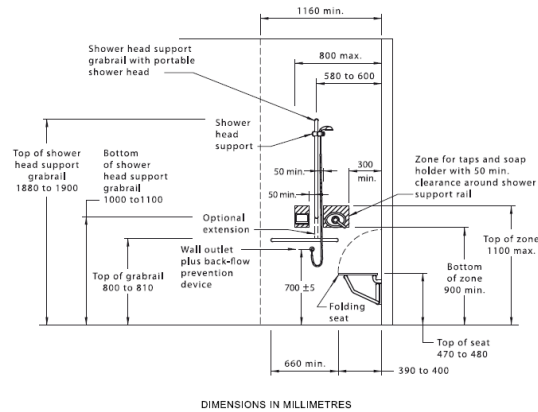


FIGURE 48 SHOWER RECESS FITTINGS—ELEVATION

Figure 41: Accessible Shower Dimensions

Proposed Ambulant facilities shall comply with AS1428.1 as depicted below.

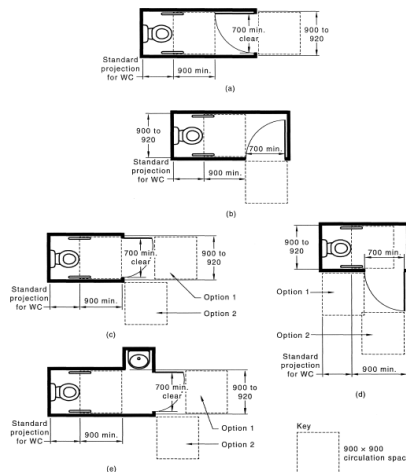


Figure 52(B) — Sanitary compartment for people with ambulant disabilities — Doorway options

Figure 42: Ambulant Dimensions

Spatially we note that the current size of the ambulant facilities could readily comply however minimal tolerances are available through further design development. (See typical example below)

Whilst we note that there are some coordination items with respect circulation space which will be further coordinated during the DD phase. In addition to the above, having regards to the required ambulant facilities we note that there are minor encroachments on the required circulation space this will need to be resolved through the DD phase. details demonstrating compliance will need to be provided along with the DD phase.

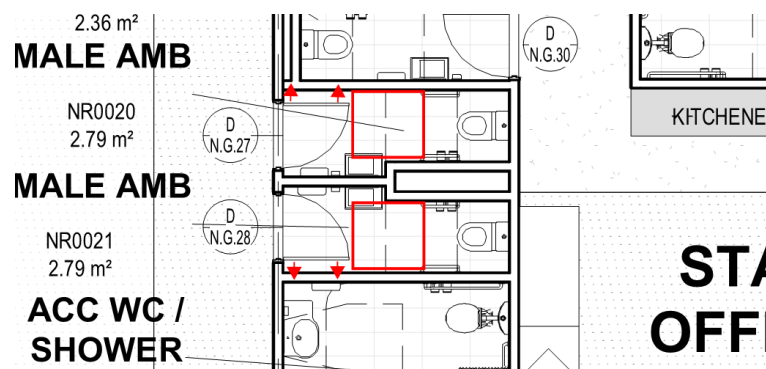


Figure 43: Ambulant Clearance Width



F2.9

Accessible Adult Change facility

Accessible adult change facilities:

- + Must be constructed in accordance with Specification F2.9; and
- + Cannot be combined with another sanitary compartment.

One unisex accessible adult change facility must be provided in an accessible part of a:

- + Class 6 shopping centre having a design occupancy of not less than 3,500 people, containing a minimum of 2 sole-occupancy units.
- + Class 9b sports venues or the like that:
 - Have a design occupancy of not less than 35,000 spectators; or
 - Contains a swimming pool that has a perimeter of not less than 70m.
- + Museum, art gallery, or the like, having a design occupancy of not less than 1,500 persons; and
- + Passenger use area of an airport terminal building within an airport that accepts domestic or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002.

Refer to Specification F2.9 for detailed requirements around the design of an Accessible Adult Change Facility.

General Note

Though it is not required under F2.9, it is noted that an accessible adult change facility is being provided to the ground floor of the NHL building.

Matters Requiring Redesign

An accessible adult change facilities is also proposed, whilst a non-required facility for the purpose of the BCA, it is to comply with F2.9 of the BCA including Specification F2.9. There are a number of issues regarding the circulation spaces and facilities provided with respect to the requirement of Specification F2.9.

As seen in Figure 44, the required circulation space to be provided to the closet pan of the facility is impeded in multiple locations by the adjacent shower and change table. Additionally, there appears to be privacy screen serving the pan, it is not clear how this system complies with the required circulation space of the compartment. Provide further detail of compliance at DD stage.

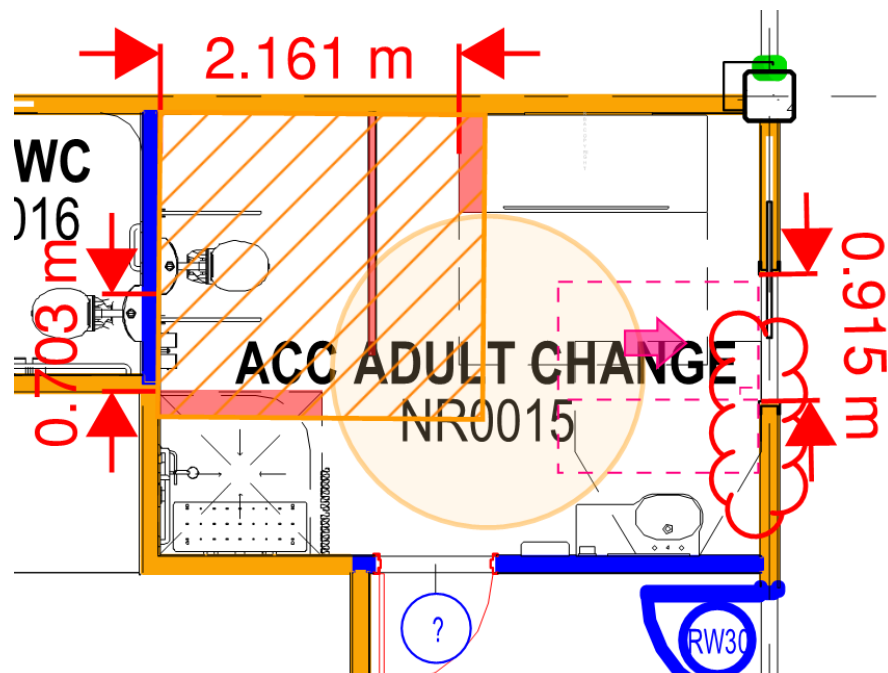


Figure 44: Non-compliant Accessible Adult Change Facility

A changing rail is required to be installed adjacent to the wash basin, indicated by the red cloud in the figure above. The installation of the changing rail is to be in accordance with Figure 2 and Clause 8 of Specification F2.9 and will therefore impede on the circulation space/clearance width of the sliding door as currently documented.



Diagram b. Turning space and circulation space for a washbasin

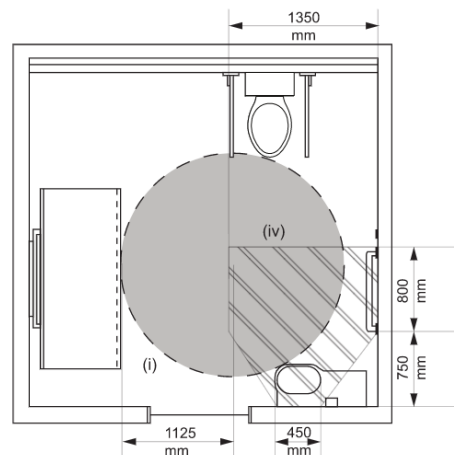


Figure 45: Specification F2.9, Figure 2, Diagram b

In addition, the following items are noted to not be depicted OR do not comply:

- + Where a shower is installed, it cannot impact on F2.9 compliance; Circulation issues listed above. The shower fixtures and fittings are to comply with AS1428.1, further detail required in this regard.
- + A hoist is required in accordance with Clause 3 Spec F2.9, this installation shall be certified by structural engineer;
- + A toilet pan, seat, backrest and rails are required in accordance with Clause 4. No backrest depicted, pan seat will obstruct, rail height to be confirmed;
- + Washbasin and tap further details required to demonstrate compliance with Clause 5;
- + A number of fixtures and fittings as required in Clause 6 to be depicted e.g coat hooks, soap dispenser and sling hook;
- + Automated sliding entry door to comply with Clause 9. Current door width is less than 1100mm, additionally a swinging door opens to changing facility, confirm is this an error or required by client?
- + Signage is required in accordance with Clause 10;
- + Hoist and operating obstructions required in accordance with Clause 11;
- + Circulation space is to be resolved in accordance with Figure 2, see below;

Figure 2 Required circulation spaces

Diagram a. Turning space, each side of the pan and in front of the pan

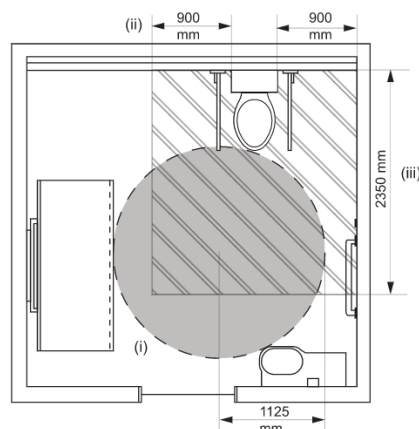


Figure 46: Specification F2.9, Figure 2, Diagram a

- + Details and specifications are to be provided regarding the proposed products and materials to be used to ensure compliance with Specification F2.9 in relation to slip resistance and accessible fixtures.

The above listed items are to be resolved in future design stages.



CONCLUSION

This report contains an assessment of the referenced architectural documentation for the proposed Irrawang High School against the Disability (Access to Premises – Buildings) Standards 2010 and Part D3 provisions of the Building Code of Australia 2019 Amendment 1 (BCA).

Arising from the assessment, key compliance issues have been identified that require further resolution, either by way of a Performance Solutions or plan amendments prior to the S6.28 Crown Certificate stage.

Notwithstanding the above, it is considered that the proposed development can readily achieve compliance with the Disability (Access to Premises – Buildings) Standards 2010 and Part D3 provisions of the BCA subject to resolution of the matters identified within the Executive Summary of this report.