

Access Report

**Proposed Classrooms at
Rissalah College**
55 MacDonald Street
LAKEMBA NSW

For: Rissalah College
Ref: LP_22066



Document Control

This report has been prepared based on the documentation available and time allocated to conduct the review. All reasonable attempts have been made to identify key compliance matters.

Revision Summary:

prepared by: Lindsay Perry	Draft Revision 1 Revision 2 Revision 3 Revision 4 Revision 5	18 March 2022 7 April 2022 10 April 2022 13 April 2022 24 August 2022 27 October 2022
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Clarifications:

This report is limited to items within drawings listed in this report only.

Construction is to be in accordance with the recommendations made in this access report to ensure compliance.

Any dimensions quoted throughout this report and within Australian Standards are CLEAR dimensions, not structural. This needs to be considered during construction to account for wall linings and the like.

Definitions:

The following terminology has been used throughout this report:

Capable of compliance | compliance is achievable through detailed design

Compliant | compliance with current accessibility legislation has been achieved

Compliant Configuration | circulation and spatial planning requirements are compliant

Not Yet Compliant | circulation and spatial planning requirements have not yet been met

To be addressed during detailed design stage | details not available at DA stage

To be confirmed | inadequate information is provided to determine compliance



Executive Summary

Development application documentation for the Proposed Classrooms within the Rissalah College located at 55 Macdonald Street Lakemba, has been reviewed against current accessibility legislation.

The following table summarises our findings.

Item No.	Description	Compliance Status
The Disability (Access to Premises) Standards		
5.1	Access Code	Refer BCA commentary
5.2	New Work & The Affected Part	Not applicable
EFGS Access for People with Disabilities		
6.1	DG19.01 DoE Policy	Compliant
6.2	DG19.02 General Provisions	Compliant
6.3	DG19.03 Walkways Corridors Ramps	Compliant
6.4	DG19.04 Kerb Ramps & Step Ramps	Not applicable
Access and Approach		
7.1	Allotment Boundary to Entrance	Compliant
7.2	Link between Associated Buildings	Compliant
7.3	Accessways (Pathways Generally)	Capable of compliance
7.4	Accessible Ramps	Complaint configuration
7.5	Accessible Entrances	Complaint configuration
Interior		
8.1	Extent of Access Generally	Compliant
8.2	Circulation Areas	Compliant
8.3	Doorways	Compliant configuration
8.4	Doorways to Ambulant Toilets	Compliant
8.5	Hearing Augmentation	To be addressed during detailed design
8.6	Exempt Areas	None specified
8.7	Floor Finishes	To be addressed during detailed design
8.8	Carpet	To be addressed during detailed design
8.9	Controls	To be addressed during detailed design
8.10	Visual Indication to Glazing	To be addressed during detailed design
8.11	Tactile Indicators	To be addressed during detailed design
8.12	Signage	To be addressed during detailed design
8.13	Slip Resistance (Ramps & Stairs)	To be addressed during detailed design
Sanitary Facilities		
9.1	Distribution	To be addressed during detailed design
9.2	Accessible Toilets	Capable of compliance
9.3	Ambulant Toilet Cubicles	Capable of compliance
9.4	Accessible Showers	Capable of compliance
Vertical Circulation		
10.1	Lift	Capable of compliance
11.2	Stairs	Capable of compliance



We consider that the drawings presented for assessment, for the purposes of a development application, generally comply with current statutory requirements.

The recommendations throughout this report reflect the professional opinion and interpretation of Lindsay Perry Access Pty Ltd. This may differ from that of other consultants.

A handwritten signature in black ink, appearing to read 'L Perry'.

LINDSAY PERRY

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1 Project Background

The proposed development is a new classroom building within Rissalah College that will be constructed at the rear of the existing college with pedestrian links to McDonald Street. The new building will accommodate ten (10) classrooms and sanitary facilities over two (2) levels.

Rissalah College is an independent co-educational school that caters for Kindergarten to Secondary learning. The college was established in 1997 and provides students with the best and latest technology, engaging learning experiences and pastoral care.

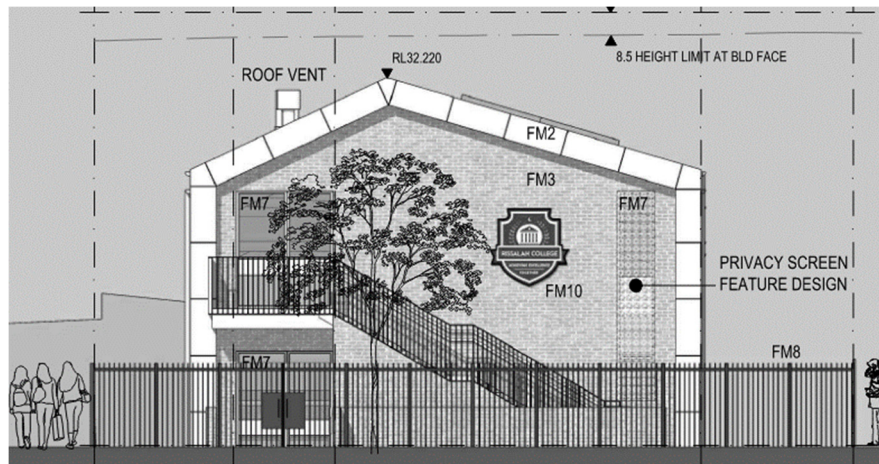


Figure 1 | Proposed Development

2 Reviewed Documentation

Documentation prepared by Crawford Architects has been reviewed as follows:

dwg no.	drawing name	revision
A000	Cover Page	E
A010	Proposed Location Plan	C
A100	Proposed Site Plan	D
A200	Proposed Ground Floor Plan	F
A201	Proposed First Floor Plan	E
A202	Proposed Roof Plan	E
A300	Proposed Elevations Sheet 1	D
A305	Proposed Elevations Materials	D
A310	Proposed Section AA + BB	B
A520	Proposed Signage	A

3 Council Requirements

The development site lies within the City of Canterbury Bankstown local government area. The Canterbury Development Control Plan 2012 is applicable.

Part B4 Accessible and Adaptable Design has been considered in this report.

Part B4.2 has six (6) general controls with respect to accessibility:



C1 All development must comply with the following:

- a) All Australian Standards relevant to accessibility;
- b) The Building Code of Australia access requirements; and
- c) The Disability Discrimination Act 1992 (DDA)

C2 The provision of equitable access is to have minimal impact on the setting of heritage items and of contributory buildings within heritage conservation areas.

C3 Submit a statement of consistency with the DDA with the development application, A person qualified to comment on access and mobility issues, and accredited by the Association of Consultants in Access Australia must prepare and sign the statements.

C4 Accessible carparking requirements are set out in the BCA and AS2890.6

C5 Provide and maintain a continuous accessible path of travel as part of the internal fit-out of a building.

C6 When designing layout consider the following:

- a) Avoid layouts where boxed, packaging materials and merchandise display stands may be placed in access ways and common space areas.
- b) Avoid a fit out that results in merchandise being located out of the reach of a person in a wheelchair
- c) Avoid signage that is too small, the wrong height or does not provide adequate colour contrast to enable it to be read by a person with vision impairment.
- d) Avoid counters that are too high for people who use a wheelchair.

4 Legislation

Access assessment has been made against Access Legislation including:

- The Commonwealth Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises (Buildings)) Standards 2010
- Access Code for Buildings 2010
- The National Construction Code Building Code of Australia Volume 1 2019, Amendment 1 (BCA)
 - Section D2.14 / D2.15 / D2.17 – landings, thresholds and slip resistance
 - Section D3 – Access for People with Disabilities
 - Section E3.6 – Passenger Lifts
 - Section F2.4 – Accessible Sanitary Facilities
- Australian Standard AS1428.1 (2009) Amendment 1 & 2, – Design for Access and Mobility
- Australian Standard AS1428.4.1 (2009) Amendment 1 – Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators
- Australian Standard AS1735.12 – Lifts, escalators and moving walks: Lifts for persons with a disability



A summary of the requirements of relevant legislation follows.

The Disability Discrimination Act 1992

The DDA requires independent, equitable, dignified access to all parts of the building for all building users regardless of disability. The DDA makes it unlawful to discriminate against a person on the grounds of disability.

The Disability (Access to Premises) Standards

The Disability (Access to Premises - buildings) Standards 2010 (the Premises Standards) commenced on 1 May 2011. Any application for a building approval for a new building or upgrade of an existing building on or after that date triggers the application of the Premises Standards.

The Premises Standards include an **Access Code** written in the same style as the Building Code of Australia. It has a number of Performance Requirements that are expressed in broad terms and references a number of technical Deemed-to-Satisfy Provisions.

The National Construction Code / Building Code of Australia (Volume 1)

The Building Code of Australia (BCA) is contained within the National Construction Code (NCC) and provides the minimum necessary requirements for safety, health, amenity and sustainability in the design and construction of new buildings (and new building work in existing buildings) throughout Australia. The BCA is a performance-based code and compliance can be met through satisfying the deemed-to-satisfy provisions or by meeting the prescribed performance requirements.

The BCA for Class 9a buildings requires access for people with disabilities to and within areas normally used by the occupants.

AS1428 – Design for Access and Mobility

The AS1428 Suite provides design requirements for accessibility generally, covering all types of disabilities. AS1428.1 and AS1428.4.1 are referenced by the NCC / BCA.

- Australian Standard AS1428.1 (2009) Amendment 1 & 2, – Design for Access and Mobility contains access requirements that are mandatory for the provision of access for persons with a disability and is referenced by BCA
- Australian Standard AS1428.4.1 (2009) Amendment 1 – Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators

AS1735– Lifts, escalators and moving walks

AS1735.12 (1992) contains requirements for passenger lifts for persons with a disability.



5 The Disability (Access to Premises) Standards

Any application for a building approval for a new building or upgrade of an existing building triggers the application of the Premises Standards.

The Premises Standards include an Access Code written in the same style as the Building Code of Australia. Additionally, it offers a number of concessions for existing buildings as outlined below.

5.1 Access Code

The Premises Standards include an Access Code written in the same style as the Building Code of Australia.

Compliance Summary:

Refer to BCA requirements throughout subsequent sections of this report.

5.2 New Work and The Affected Part

The Disability (Access to Premises – Buildings) Standards apply to **...a new part, and any affected part, of a building**, to the extent that the part of the building is...a Class 3, 5, 6, 7, 8, 9 or 10 building (Clause 2.1).

New work is defined as follows (Clause 2.1 (4)):

- An extension to the building or a modified part of the building.

An **affected part** is defined as follows (Clause 2.1 (5)):

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

Compliance Summary:

Not applicable

Commentary:

The new work and affected part provisions are not applicable to new developments.



6 EFSG | Access for People with Disabilities

The Educational Facilities Standards and Guidelines (EFSG) are intended to assist those responsible for the management, planning, design, construction and maintenance of new and refurbished school facilities. They are a suite of information to aid in the planning, design and use of NSW Department of Education school facilities. DG19 relates to Access for People with Disabilities.

6.1 DG19.01 DOE Policy for Primary & Secondary Schools

New facilities must meet the deemed to satisfy provision of the National Construction Code (NCC) and the associated standards (AS1428.1, AS1428.2 & AS1428.4). It is acknowledged that existing schools may not be able to provide this level of access.

Compliance Summary:

Compliant

Commentary:

The proposed design is in keeping with the NCC and associated standards as demonstrated throughout this report.

6.2 DG19.02 General Provisions

The provision of access for people with disabilities is regulated by the Disability (Access to Premises – Buildings) Standards under the Disability Discrimination Act, the National Construction Code and the Australian Standards references therein. In broad terms, the regulations require disabled access to be provided for a school (class 9b building) – *to and within all areas normally used by the occupants and the public.*

Provide disabled access to: all new schools, new buildings in existing school and the “affected part”; areas of major refurbishment.

Where access is considered not practicable or appropriate a deemed to comply alternative solution endorsed by a qualified access consultant will be required. Generally AS1428.1 is the minimum design standard for access and mobility. However, it is DoE’s policy that any enhanced requirements noted in AS1428.2 be incorporated in any new design.

Compliance Summary:

Compliant

Commentary:

The proposed design is in keeping with the NCC and associated standards as demonstrated throughout this report.



6.3 DG19.03 Walkways Corridors and Ramps

DG19.03.01 requires as a minimum, the design of walkways, corridors and ramps must comply with the NCC and AS1428.1. However, note that DoE have enhanced circulation requirements as noted below.

DF19.03.02 requires the unobstructed width of walkways, corridors and ramps be not less than 1350mm, except a ramp providing access to a raised platform within a hall (1000mm required).

Additionally, corridors that are less than 2000mm wide should have spaces for wheelchairs to turn around at internals of not less than 6m.

Compliance Summary:

Compliant

Commentary:

The proposed design is in keeping with the NCC and associated standards as demonstrated throughout this report. Drawings note compliance with walkways, corridors and ramps per the EFSG.

6.4 DG19.04 Kerb and Step Ramps

The design of step and kerb ramps must comply with the statutory building regulations.

Compliance Summary:

Not applicable

Commentary:

There are no kerb ramp or step ramps proposed within the new building works.

6.5 Additional Requirements

There are other general references to AS1428.1 in the Sundry items section of the specification and minor references in other areas.

DG62 Power – indicates 20% of GPO's and at least one per classroom installed at heights to meet AS1428.1.

DG57 Ventilation indicates all accessible toilets must have mechanical ventilation.

Compliance Summary:

Compliant

Commentary:

The proposed design is in keeping with the NCC and associated standards as demonstrated throughout this report.

7 BCA | Access and Approach + External Areas Generally

The approach to the building needs to be considered when considering access for persons with a disability. The BCA has three requirements for the approach to the building for persons with a disability. An accessible path of travel is required to the building entrance from the allotment boundary at the main points of pedestrian entry, from accessible carparking areas and from any adjacent and associated accessible building.

There is no carparking associated with the new building. In this instance, the approach to the building has been considered as follows:

- from the allotment boundary at the pedestrian entrance along Macdonald Street to the building entrances
- between associated accessible buildings within the site

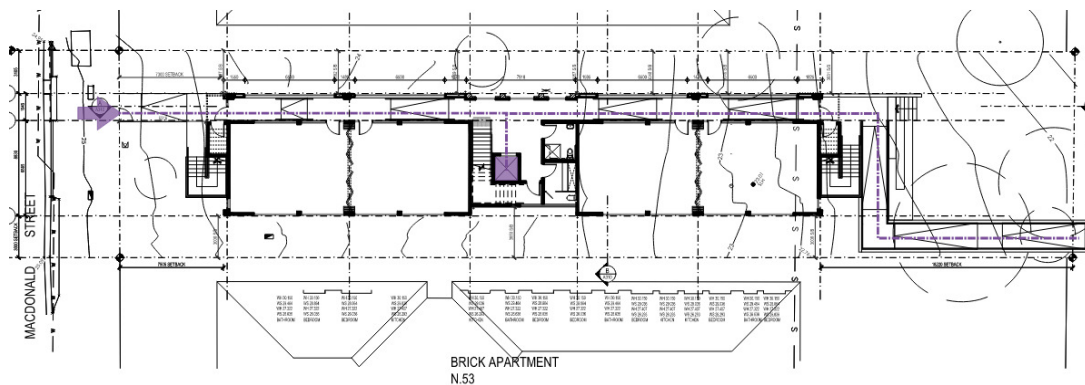


Figure 2 | Overall Site Plan

7.1 Approach from Allotment Boundary

The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.

Compliance Summary:

Compliant

Commentary:

An accessible path of travel is provided to the building entrance from the allotment boundary along McDonald Street. A series of ramps is provided.

7.2 Approach between Associated Buildings

The BCA requires that a continuous accessible path of travel be provided between associated accessible buildings.

Compliance Summary:

Compliant

Commentary:

An accessible ramp (1:14 gradient) offers an accessible path of travel to the existing college buildings from the new classrooms.



7.3 Accessways (Pedestrian Areas Generally)

The accessible path of travel refers to a pathway which is grade restricted and provides wheelchair access as per the requirements of AS1428.

Compliance Summary:

Capable of compliance

Commentary:

Pathways are a minimum 2100mm wide, with RL's indicating a level surface.

Accessibility Requirements:

For compliance with AS1428.1, the following access requirements apply.

- a. The minimum unobstructed width of all pathways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.
- b. All pathways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, or 5mm for bevelling edges).
- c. The maximum allowable crossfall of pathways is to be 1:40.
- d. The ground abutting the sides of the pathways should follow the grade of the pathway and extend horizontally for 600mm. We note that this is not required where there is a kerb or handrail provided to the side of the pathway.

7.4 Accessible Ramps

An accessible ramp forms a part of the accessible path of travel to the classroom entrance doors from McDonald Street and to the existing buildings with the college.

Compliance Summary:

Compliant configuration

Commentary:

A series of accessible ramps is provided as a part of the proposed development to facilitate an accessible path of travel from McDonald Street to the new classrooms and through to existing buildings within the College. Ramps are also provided at the first-floor level.

Overall configuration of the ramps achieves compliance with current accessibility requirements including nominated gradient of 1:14; provision of landings; and the provision of handrails to both sides.

Accessibility Requirements:

Access requirements for the accessible ramp are as follows.



- a. Ramp to comply with AS1428.1, Clause 10.3. Maximum allowable gradient of the ramp is 1:14, minimum clear width to be 1000mm and maximum length between landings to be 9m (for 1:14 gradient).
- b. Accessible ramp is to have a maximum rise of 3.6m (BCA Clause 3.11).
- c. The ramp is required to be set back a minimum 900mm from the property boundary (AS1428.1, Clause 10.3 (f)). This allows tactile indicators and handrail extensions to occur within the boundary and not protrude into the footpath area.
- d. Provide handrails, with extensions, to both sides of the ramp to comply with AS1428.1, Clause 12. Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails are required on both sides of the ramp to cater for left and right-handed disabilities.
- e. Where ramp is not enclosed, provide kerb rails in accordance with AS1428.1. The height of kerb rails is to be less than 65mm or greater than 150mm above the finished surface level. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.
- f. Provide tactile indicators at the top and bottom of the ramps to comply with BCA Clause D3.8 and AS1428.4. Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour. For discrete tactile indicators, 45% luminance contrast is required (60% where two-tone indicators are used).

Tactile indicators at the top and bottom of the ramps are usually required to be 600-800mm deep across the width of the ramp and set back 300mm from the edge of the ramp (refer AS1428.4.1, Figure A1).

7.5 Accessible Entrances

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and not less than 50% of all pedestrian entrances including the principal pedestrian entrance.

In a building with a total floor area more than 500 sqm a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

Compliance Summary:

Compliant configuration

Commentary:

Single hinged doorways provide entrance to the classroom areas and offer circulation spaces in keeping with current accessibility requirements. A level threshold is achievable at each doorway.



Accessibility Requirements:

The following access requirements apply to the entrance.

- a. Entrances to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.
- b. Doors are to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel.
- c. Entrance doorways to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.
- d. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.
- e. Door thresholds to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces.
- f. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- g. Door handles and related hardware shall be able to be unlocked and opened with one hand per AS1428.1 (2009), Clause 13.5.1. The handles shall enable a person who cannot grip to operate the door without their hand slipping from the handle. We recommend the use of lever handles.
- h. Doorways to have operational forces per AS1428.1 (2009), Clause 13.5.2. A maximum allowable force of 20N is required to operate the door.
- i. For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level.



8 BCA | Interior

The proposed building is over two (2) levels and accommodates five (5) classrooms and sanitary facilities at each level. A lift is provided centrally within the building adjacent to the stairs.

8.1 Extent of Access Generally – BCA

Access for people with disabilities is required to and within all areas normally used by the occupants.

Compliance Summary:

Compliant

8.2 Circulation Areas

BCA (Clause D3.3) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 90° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.

Within corridor areas, 1500x1500mm is required to facilitate a 90° turn by a wheelchair. This must be accommodated within accessible areas.

Compliance Summary:

Compliant

8.3 Doorways Generally

AS1428.1 has requirements for doorways within the accessible path of travel to enable independent access for people using a wheelchair.

Compliance Summary:

Compliant configuration

Commentary:

Doorways within the accessible path of travel achieve the required circulation areas.

Accessibility Requirements:

Access requirements for doorways within the accessible path of travel are as follows.

- a. Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (AS1428.1(2009), Clause 13.2). We recommend the use of a 920 leaf door as a minimum to achieve adequate clear width.



- b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.
- c. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.
- d. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- e. Door handles and related hardware shall be able to be unlocked and opened with one hand per AS1428.1 (2009), Clause 13.5.1. The handles shall enable a person who cannot grip to operate the door without their hand slipping from the handle. We recommend the use of lever handles.
- f. Doorways to external areas to achieve a level threshold as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces.
- g. Doorways to have operational forces per AS1428.1 (2009), Clause 13.5.2. A maximum allowable force of 20N is required to operate the door.

8.4 Doorways within Vestibules and Air-locks to Ambulant Toilet Cubicles

AS1428 has requirements for circulation areas between doorways within vestibules / airlocks as part of the path of travel to ambulant toilet cubicles to enable independent access for people using a mobility aid. Figure 34(b) requires a minimum dimension of 900mm between doors. Where a doorway encroaches into the space, 900mm plus the door leaf width is required.

Compliance Summary:

Compliant

8.5 Hearing Augmentation

For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems within auditoriums, meeting rooms and the like **where an inbuilt amplification system, other than the one used for emergency warning is installed**. The following systems can be used:

- An induction loop to at least 80% of the floor area;
- A system requiring the use of receivers (infrared or the like) to not less than 95%.

Compliance Summary:

To be addressed during detailed design.



8.6 Exempt Areas

BCA Clause D3.4 does not require access for people with disabilities to areas that would be inappropriate due to the particular use of the area or would pose a health and safety risk. This includes the path of travel to these areas.

Compliance Summary:

None specified

8.7 Floor Finishes

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for beveled edges) as part of the accessible path of travel. Refer to AS1428.1(2009), Clause 7.2 for further details.

Compliance Summary:

To be addressed during detailed design stages

8.8 Carpet

AS1428.1 has access requirements for carpet. Where carpet is used as the floor surface, pile height should not exceed 4mm. Exposed edges will be fastened to the floor surface. Carpet trims shall have a vertical face not more than 3mm high.

BCA states that clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm.

Compliance Summary:

To be addressed during detailed design stage.

8.9 Controls

Controls such as light switches, GPOs, alarm keypads, card swipes, etc are to be located within the accessible height range of 900-1100mm above the floor level and not within 500mm of an internal corner to comply with AS1428.1(2009), Clause 14.

Compliance Summary:

To be addressed during detailed design stage.

8.10 Visual Indication to Glazing

Provide decals to all full height glazing that can be mistaken for a doorway to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level per AS1428.1, Clause 6.6.

Compliance Summary:

To be addressed during detailed design stage.



8.11 Tactile Indicators

For a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway (other than a fire isolated stair); an escalator; a moving walkway; a ramp (other than a fire isolated ramp, step ramp, kerb ramp or swimming pool ramp); and in the absence of a suitable barrier, an overhead obstruction less than 2m above the floor level or an accessway, meeting a vehicular way if there is no kerb or kerb ramp (BCA D3.8).

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background color (45% for discrete tactile indicators and 60% for discrete two-tone tactile indicators).

Compliance Summary:

Complaint configuration – floor plans show tactile indicators to stairs and ramps per BCA requirements.

8.12 Signage

Signage to identify sanitary facilities, hearing augmentation and required exits are to be provided in accordance with BCA Clause D3.6. This includes provision of the International Symbol for Access or International Symbol for Deafness as appropriate. Signage to comply with AS1428.1 (2009), Clause 8.

Compliance Summary:

To be addressed during detailed design stage.

Accessibility Requirements:

Access requirements for signage are as follows. Note that this does not include general wayfinding signage.

- a. Braille and tactile signage formats as outlined within BCA Specification D3.6 that incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must be provided to identify the following:
 - a sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building
 - a space with a hearing augmentation system
 - each door required by E4.5 to be provided with an exit sign and state level
 - an accessible unisex sanitary facility and identify if the facility is suitable for left or right handed use
 - an ambulant accessible sanitary facility 1 and be located on the door of the facility
 - where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access to direct a person to the location of the nearest accessible pedestrian entrance
 - where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access must be placed at the location of the

sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary

- b. Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.
- c. Signage to be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door.

Sample signs are as follows. These are examples only – ensure selected signage complies with BCA Specification D3.6 including provision of Braille locator for multiple lines of text and characters.



8.13 Slip Resistance (Stairs and Ramps)

The BCA defines the following slip resistance requirements for stairs and ramps:

Application	Surface Conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or Landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

Compliance Summary:

To be addressed during detailed design stage.



9 BCA | Sanitary Facilities

The BCA / Access Code for Buildings (Clause F2.4) require the provision of sanitary facilities catering for people with disabilities.

9.1 Distribution of Accessible Sanitary Facilities

Accessible sanitary facilities are required as follows.

- A unisex accessible toilet at each level that provides sanitary facilities. Where more than one bank of toilets is provided at any level, at least 50% of those banks will have an accessible toilet facility.
- At each bank of toilets where there is one or more toilets in addition to an unisex accessible sanitary compartment at the bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females.
- A unisex accessible shower is required where showers are required by F2.3.
- A unisex accessible adult change facility must be provided in some public buildings (not required within this development).

Compliance Summary:

Compliant

Commentary:

Accessible sanitary facilities are provided at each level of the building as follows:

Ground Floor:

- Unisex accessible sanitary compartment with shower
- Female ambulant toilet

First Floor:

- Unisex accessible sanitary compartment with shower
- Male ambulant toilet

9.2 Unisex Accessible Sanitary Compartments

A unisex accessible sanitary compartment is provided within this development.

Compliance Summary:

Capable of compliance

Commentary:

Overall room dimensions and the set-out of fixtures of the unisex accessible sanitary compartments is conducive to compliance with current accessibility legislation.



Accessibility Requirements:

Access requirements for the accessible toilet facilities are as follows. These are **CLEAR** dimensions. Provision for wall linings needs to be considered.

- a. Accessible toilet facilities to be unisex facilities for compliance with the BCA.
- b. Unisex accessible facilities to comply with AS1428.1(2009), Clause 15 including set-out of fittings and fixtures, circulation areas and doorways.
- c. Where more than one unisex accessible toilet is provided within the building, they should be in a mirrored configuration to allow for both left and right-handed use.

WC Pan:

- d. Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm.
- e. A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).
- f. Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.
- g. Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They should be load rated to 150kg, have a minimum 30% luminance contrast to the background colour (eg pan, wall or floor) and remain in the upright position when fully raised.
- h. Provide a backrest to accessible toilets to comply with AS1428.1, Clause 15.2.4.

Basin:

- i. For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.
- j. Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.

Controls:

- k. Controls such as light switches within the accessible toilet facilities to be in the accessible height range of 900-1100mm above the finished floor level to comply with AS1428.1(2009), Clause 14. Controls should be located not less than 500mm to a corner.



9.3 Cubicles for People with an Ambulant Disability

Ambulant toilets are required within this development.

Compliance Summary:

Capable of compliance

Ambulant cubicles for male and female use are provided within the building. Overall cubicle dimensions, set-out of fixtures, and circulation areas are conducive to compliance with current accessibility legislation.

Accessibility Requirements:

Requirements for the ambulant toilets are as follows.

- a. Options for the configuration of the ambulant cubicles are illustrated in AS1428.1, Figure 53.
- b. Provide an ambulant cubicle within each bank of male and female toilets in compliance with AS1428.1, Clause 16.
- c. Minimum width of ambulant cubicles to be 900-920mm.
- d. Minimum distance between the front of the WC pan and cubicle door / wall is 900mm,
- e. Seat height to be 460-480mm.
- f. Provide grabrails to ambulant cubicles to comply with AS1428.1, Clause 17 and Figure 53A.
- g. Provide toilet paper holder within the accessible reach zone (within 300mm of the front of the pan at a height less than 700mm).
- h. Doors to have a minimum opening width of 700mm and comply with AS1428.1, Figure 53B.
- i. Provide signage to the ambulant cubicles to comply with AS1428.1, Clause 16.4.

9.4 Unisex Accessible Shower Facility

An accessible shower is provided within this development.

Compliance Summary:

Capable of compliance

Commentary:

A shower is provided within the unisex accessible sanitary compartments. Overall dimensions and the set-out of fixtures is conducive to compliance with current accessibility legislation.



Accessibility Requirements:

Access requirements for accessible showers are as follows.

- a. Showers are to comply with AS 1428.1, Clause 15.5 and include accessible features such as grabrails, adjustable height shower rose and fixtures within an accessible height range.
- b. Floor waste to be positioned 550mm and 580mm from enclosing shower walls as illustrated in AS1428.1 (2009), Figure 47a.
- c. The minimum dimension of an accessible shower to be 1160 x 1000mm. A folding seat, at a height of 470mm is to be provided. All taps to be located within the height range of 900-1100mm above the finished floor level.
- d. Circulation space in front of the shower is to be provided as illustrated in AS1428.1, Figure 47.

10 BCA | Vertical Circulation

A lift and stairs provide the means of access between levels of the building. The lift is located centrally within the development adjacent to the stairs. A second set of stairs is also provided at the southern end of the development.

10.1 Lift

Where lifts are provided within a building to facilitate access between levels, they must meet the minimum requirements of the NCC / BCA with regard to the internal lift car size, which is dependent upon the total vertical distance that the lift travels.

Compliance Summary:

Capable of compliance

Commentary:

The overall size of the lift shaft is capable of accommodating a lift car of adequate dimensions for compliance with BCA.

Accessibility Requirements:

The following access requirements apply to the lifts. These requirements are for disabled access only and do not include requirements for stretchers.

- a. Lift is to comply with AS1735.12 and be fully automatic as required by the BCA, Clause E3.6.
- b. Minimum internal dimensions of the lift car to be 1100mm wide x 1400mm deep BCA, Clause E3.6 – for a lift that travels less than 12m.
- c. Clear opening of the lift door to be minimum 900mm.
- d. Provide a handrail complying with the provisions for a mandatory handrail in AS1735.12.



- e. All lift control buttons are to be in the accessible height range of 900-1100mm affl and have a minimum 30% luminance contrast to the background colour. This includes buttons within the lift car and at each public lift lobby. All buttons are to be provided with information in Braille and tactile formats.
- f. Auditory / voice cues are to be provided within the lift car to assist persons with a vision impairment.
- g. Series of door opening devices that will detect a 75mm diameter rod across the door opening between 50 mm and 1550mm above the floor level.
- h. Emergency hands-free communication, including a button that alerts a call centre of a problem, a light to signal that the call has been received by the call centre and a light indicating assistance is being dispatched.

10.2 Stairs

AS1428.1 has access requirements for all stairs other than fire isolated egress stairs and is applicable in this instance.

Compliance Summary:

Compliant configuration

Commentary:

Stairs are provided in three (3) locaitons for access to the upper level classrooms.

Accessibility Requirements:

Access requirements for public access stairs are as follows.

- a. Stair construction to comply with AS1428.1, Clause 11.1.
- b. Stairs to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open risers.
- c. Where the stair intersects with an internal corridor, the stair shall be set back in accordance with AS1428.1 Figure 26C/D to allow adequate space for handrail extensions and tactile indicators.
- d. Provide handrails, with extensions, to both sides of the stair (AS1428.1, Clause 11.2). Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails should be continuous around the landings where possible.

Handrails are required on both sides of the stair to cater for left and right-handed disabilities. A central handrail is also an acceptable solution where adequate width is available.



- e. Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.
- f. Stair nosings shall not project beyond the face of the riser.
- g. Provide tactile indicators at the top and bottom of the stair to comply with BCA Clause D3.8 and AS1428.4.1.

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour. For discrete tactile indicators, 45% luminance contrast is required (60% where two-tone indicators are used).

11 Best Practice Measures for Consideration

We recommend a best practice approach to accessibility that goes beyond minimum standards and embraces the intent of the DDA. The following measures will promote inclusion and participation for all users.

11.1 Accessways

We recommend that the accessible path of travel be a minimum 1200mm wide to comply with AS1428.2. Wider pathways will allow easy access for more people who have a permanent disability, people with a temporary disability, people pushing prams and elderly people using walking frames and the like. This is in keeping with the principles of Universal Design. For a wheelchair and a pram to pass 1500mm is required and for two wheelchairs to pass requires 1800mm.

11.2 Automatic Entrance Doors

The provision of automatic sliding doorways maximizes access for people with a disability. Further, delivery drivers, people carrying parcels and the elderly also benefit from the provision of automatic doors.

Automatic doors provide safe, convenient access for everyone, regardless of age or ability in keeping with universal design principles. They also offer COVID-19 mitigation measures, reducing the transfer of germs and bacteria.

11.3 Luminance Contrast

Luminance contrast assists people with a vision impairment to navigate the built environment. Mandatory items that require luminance contrast are tactile indicators, accessible toilet seats and doorways as outlined in other sections of this report. The following can also be provided as a best practice measure to ensure ease of use:

- Minimum 30% luminance contrast between floors and walls or between walls and skirting boards;
- Minimum 30% luminance contrast between the ground surface and obstructions such as columns, bollards and street furniture;
- To assist people with vision impairment locate the building entrance, consider providing features with a minimum 30% luminance contrast to the background surface such as an entry mat or awning.



- Minimum 30% luminance contrast between the floor and the entrance mat (this allows people with vision impairment to locate the entrance);
- Minimum 30% luminance contrast between walls and handrails.

11.4 Visual Indication to Glazing (additional measures)

To ensure full height glazing that can be mistaken for a doorway is highlighted, we recommend the provision of a “double decal” as per international precedent. This involves the provision of two (2) decal strips that have a minimum 30% luminance contrast to each other. As such, the background colour does not need to be relied upon.

11.5 Wayfinding – Signage

Signs and symbols should be provided to inform all users. A signage system which informs all users is encouraged. The use of pictograms and directional cues is recommended as is the use of luminance contrast to ensure the message is clear and legible.

11.6 Wayfinding – Landmarks and Tactile Indicators

To assist people with vision impairment navigate their environment, the use of directional tactile indicators can be implemented, noting that their use should be minimised. The design of directional tactile indicators is site / building specific. Additionally, landmarks such as entry features, statues, sculpture, fountains, or other unique features can be used as a means of way-finding throughout a building. This especially assists people with intellectual disabilities.

11.7 Terminology (Best-practice recommendation)

The use of positive terminology such as “accessible” should be used when referring to accessible facilities such as toilets and carparking. This term is preferable to “disabled” which is commonly used. This principle is to be adopted through the design and documentation of a project and on signage throughout the completed building.

11.8 Emergency Call Button in Sanitary Compartments

If provided, emergency call button should be located at 600+/- 20mm above the finished floor level in front of the toilet roll holder to enable ease of access for someone who has fallen off the pan. People do fall off the pan, in particular those with no or limited upper trunk control.



12 Conclusion

This report demonstrates that the fundamental aims of accessibility legislation are achievable within the Proposed Classrooms within the Rissalah College located at 55 Macdonald Street Lakemba. Spatial planning and general arrangements of facilities will offer inclusion for all building users.

Disability is often defined as any limitation, restriction or impairment which restricts everyday activities and has lasted or is likely to last for at least 6 months. Disabilities can be very varied. They can be physical, cognitive, intellectual, mental, sensory, or developmental. They can be present at birth or can occur during a person's lifetime. They can also be permanent or temporary. In Australia, almost one in five people – 4.3 million – have a disability with one in three having severe or profound core activity limitation.

Equity and dignity are important aspects in the provision of access to buildings for all users. With respect to people with a disability, equity and dignity are sometimes overlooked in the construction of new buildings or refurbishment works. The design approach needs to maintain a high level of equity for people with disabilities and meet the performance requirements of the BCA. The performance requirements adopt two main concepts in the provision of access for people with a disability being **to the degree necessary** and **safe movement**. Both of these concepts need to be achieved within the context of equitable and dignified access.

In this respect, a wide range of disabilities needs consideration and a compromise reached between requirements of different disability groups. Measures need to be implemented to ensure inclusion of all users, not a particular disability group in isolation.

