BLACKETT MAGUIRE+ GOLDSMITH

ACCESSIBILITY ASSESSMENT REPORT

PROJECT:
Hunter River High School

PREPARED FOR:
Schools Infrastructure

Revision: 2
Date: 22 April 2023
Project No.: N220079

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EXECUTIVE SUMMARY

The following comprises a summary of the key compliance issues identified under the clause-by-clause assessment in this report that will be addressed prior to the BCA Certification for the project.

MATTERS REQUIRING REDESIGN OR ADDITIONAL INFORMATION AT CC STAGE:

	BCA (DtS) Clause	Description
1.	**D3.1 & D3.2** *General Building Requirements/Access to buildings*	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 including between the proposed accessible car parking bays and the proposed buidlings, details to be provided along with the DD phase. Further details are to be provided with respect of turning spaces and circulation space along the accessible path of travel to demonstrate compliance in this regard.
2.	**D3.3 Cl 11 & Cl 12,** *Stairway/Handrail Construction*	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** *Pedestrians and Carriageway at same grade/Set down areas*	Details are to be shown on the DD architectural drawings with respect of TGSI's, 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 (where proposed) 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. Whilst compliance is readily achievable based on the current documentation further detailed information is required to demonstrate compliance.
4.	**AS1428.1** **CL13.2/ 13.3** *Doorways*	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** *Signage*	Signage package to be developed and will be subject to further review as part of the DD phase.
6.	**D3.7** *Hearing Augmentation*	Electrical consultant is to review and ensure necessary allowances are made with respect of Hearing Augmentation.
7.	**E3** *Lifts*	Lift details are to be provided for review and comment along with the DD phase where proposed this is also to include any of the exiting lifts relied upon where located on a path of travel any new works (affected part)
8.	**F2.4 / F2.9** *Accessible Sanitary Facilities*	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. This will be subject to further assessment once details drawings are available. All required staff sanitary facilities are to be designed as accessible facilities a number of staff WCs have been noted on the documentation however they are not accessible it is to be confirmed whether these are required under the BCA in which case they must be designed as accessible facilities noting staff and students are not permitted to share the same facilities.
9.	**General**	A number of non-mandatory items have been identified within the below report for consideration by the project team. These are to be further workshopped as part of the design development.

MATTERS REQUIRING PERFORMANCE SOLUTIONS:

	BCA (DtS) Clause	Description
2.	**AS1428.1 Cl. 6.5** *Turning Space*	Accessways In Block Y are to be addressed by way of a performance solution where turning space is not provided adequately provided.
3.	**AS1428.1** **CL13.2/ 13.3** *Doorways*	Rationalise door circulation space to a number of doors across many of the subject buildings. The extent of the solution is to be confirmed at DD phase.
	D3.7 *Hearing Augmentation*	Any proposed reliance on a portable hearing augmentation system will be subject to rationalisation under a Performance Solution.

TABLE OF CONTENTS

REPORT STATUS

DATE	REVISION	STATUS	AUTHOR	REVIEWED
08.11.2022	0	Draft – Schematic Design Report	BS	JH
21.04.2023	1	Schematic Design Report	BS/PK	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 Hunter River High School located at 36 Elkin Avenue, Heatherbrae 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).

This report has been prepared in relation to the proposed development of Hunter River High School located at 36 Elkin Avenue, Heatherbrae. This report has been prepared to support:

+ A development application for the construction of a Construction of gymnasium (Block Y), consisting of a basketball court, equipment storage, canteen kitchen, staff room, first aid room and change room amenities, construction of hardstand civic space north of the gymnasium, construction of full-size rugby field, the construction of new carpark consisting of sixty-six (66) parking spaces (including 6 accessible parking spaces) and the construction and connection of a reticulated sewer pipe.
+ A Part 5 Activity Approval, development permitted without consent, for the construction of a new administration building, student learning hub and provision of essential services.
+ A Part 5 Activity Approval, development permitted without consent, for the construction of a new linking road and kiss and drop bay between Adelaide Street and Elkin Avenue.

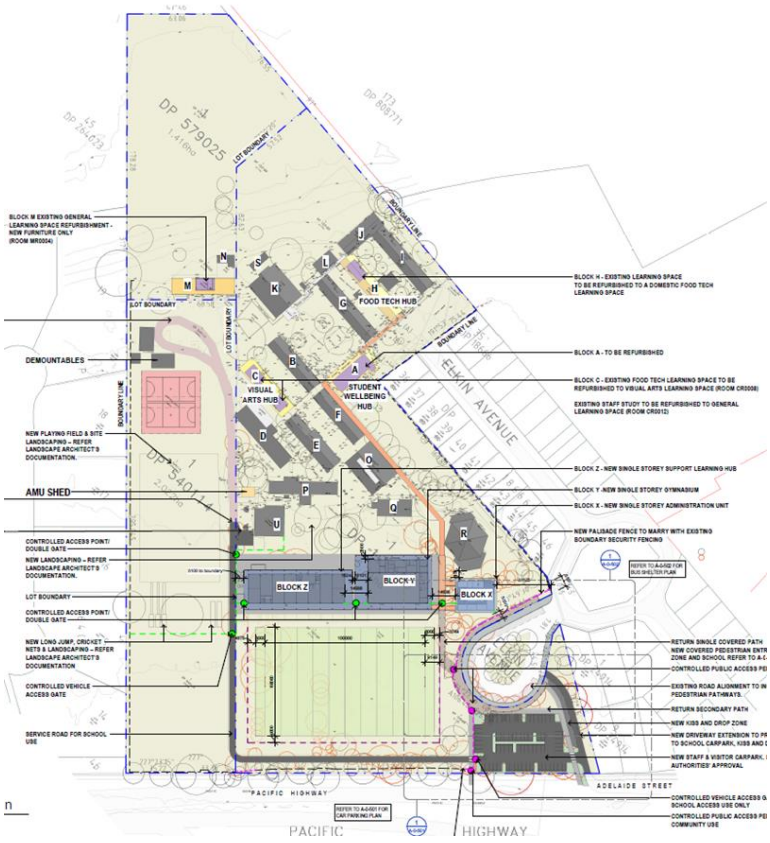


Figure 1: Existing Site

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; and
+ 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-0-000	J	11/04/2023	A-0-001	Q	11/04/2023
A-0-003	F	11/04/2023	A-0-500	B	11/04/2023
A-0-501	G	11/04/2023	A-0-502	D	11/04/2023
A-1-100	K	11/04/2023	A-1-120	J	11/04/2023
A-1-140	J	11/04/2023	A-1-150	G	11/04/2023
A-1-180	L	11/04/2023	A-1-200	K	11/04/2023
A-1-300	K	11/04/2023	A-1-400	E	11/04/2023
A-1-800	H	11/04/2023	A-1-801	H	11/04/2023
A-2-100	N	11/04/2023	A-2-120	K	11/04/2023
A-2-140	L	11/04/2023	A-2-150	G	11/04/2023
A-2-180	N	11/04/2023	A-2-200	L	11/04/2023
A-2-201	L	11/04/2023	A-2-300	L	11/04/2023
A-2-301	B	11/04/2023	A-2-400	F	11/04/2023
A-2-800	H	11/04/2023	A-2-801	H	11/04/2023
A-3-100	N	11/04/2023	A-3-120	K	11/04/2023
A-3-140	K	11/04/2023	A-3-150	G	11/04/2023
A-3-180	N	11/04/2023	A-3-200	K	11/04/2023
A-3-201	L	11/04/2023	A-3-300	K	11/04/2023
A-3-400	F	11/04/2023	A-3-800	H	11/04/2023
A-3-801	H	11/04/2023	A-4-100	K	11/04/2023
A-4-130	J	11/04/2023	A-4-700	D	11/04/2023
A-5-100	J	11/04/2023	A-5-130	J	11/04/2023
A-6-100	G	11/04/2023	A-6-130	G	11/04/2023
A-6-700	D	11/04/2023	A-9-100	D	11/04/2023

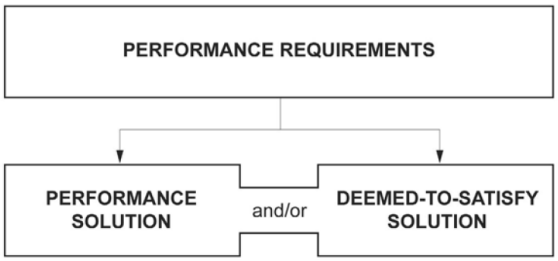
Compliance with the National Construction Code

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.

Blackett Maguire + Goldsmith Pty Ltd cannot guarantee acceptance of this report by Local Council, Fire & Rescue NSW or other approval authorities.

 This report is based solely on client instructions, and therefore should not be used by any third party without prior knowledge of such instructions.

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

BUILDING CLASSIFICATIONS

The following table and figure present a summary of relevant building classifications for the proposed development the below has focused on the buildings subject to works only:

BUILDING CHARACTERISTICS	Block X	Block Y	Block Z	Block M	Block C	Block A	Block H
	Admin	Gymnasium	New Support Learning	General Learning Space	Visual Arts	Staff Unit - Wellbeing Hub	Food Tech Hub
+ BCA CLASSIFICATION:	Class 5	Class 7b & 9b	Class 9b	Class 9b	Class 7b & 9b	Class 5 & 9b	Class 9b
+ RISE IN STOREYS:	One (1)			One (1) (1)			Two (2) (3)
+ STOREYS CONTAINED:	One (1)			One (1) (1)			Two (2) (3)
+ TYPE OF CONSTRUCTION:	Type C			Type C (2)			Type B
+ EFFECTIVE HEIGHT:	<12m (0m)			<12m (0m) (2)			<12m (0m) (2)
+ MAX. FLOOR AREA:	3,000m^2			3,000m^2 (2)			5,500m^2
+ MAX. VOLUME:	18,000m^3			18,000m^3 (2)			33,000m^3
+ SPRINKLER PROTECTED:	No			No (2)			No (2)
+ CLIMATE ZONE:	Climate Zone 5						

**Note:*

(1) Works within the above relate to light refurbishment works only there are no proposed change in building characteristics as part of the refurbishment works.

(2) Based on assumed details. Confirmation is to be provided by the project architect.

(3) Based on review of Google Maps street view. This is to be confirmed by the project architect.

OVERVIEW OF ACCESS REQUIREMENTS

	PERFORMANCE REQUIREMENT
Class 5	To and within all areas normally used by the occupants
Class 7b	To and within all areas normally used by the occupants
Class 9b	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.

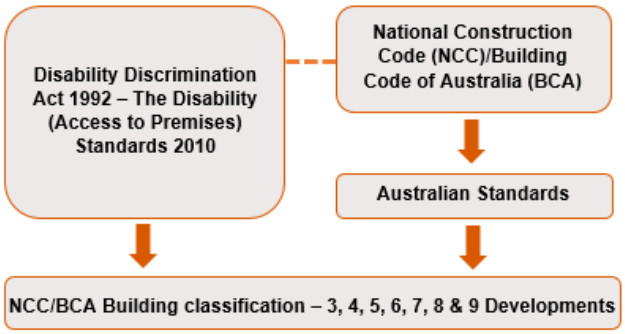


Figure 2

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:*
>
> *(a) 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*
>
> *(b) 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*
>
> *(c) 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 report also includes recommendations for best practice/non mandatory items for consideration by the project team stakeholders and as applicable have been identified in the below report in *italics.*

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

General Note

Matters Requiring Redesign / Further Information

Performance Solution

D3.1 & D3.2

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: *Compliant access appears to be achieved from the main points of pedestrian access from the site boundary to the proposed new and refurbed works via pedestrian walkways.*

Further detail is to be provided to existing and/or new walkways through the site to ensure compliance is achieved regarding path gradients, widths, turning space, materiality, etc. Architect is to provide a plan showing all accessways proposed gradients and the like on the architectural documentation.

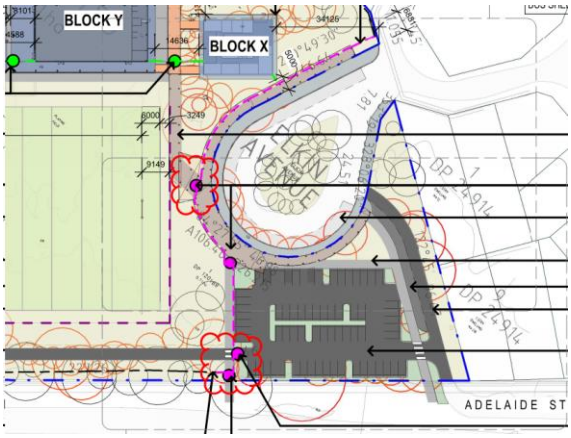


Figure 3: Main Points of Pedestrian Access from the Allotment Boundary

+ Another accessible building connected by a pedestrian link.

Comment: *Details to be provided, demonstrating compliance with respect of the accessible pathways between buildings - to be provided as part of the works all new buildings will need to be connected by compliant accessible paths of travel.*

+ Any required accessible car parking space on the allotment.

Comment: *Based on current architectural documentation, compliance is readily achievable. Further detail is to be provided showing the car parking bay gradients, the transition between the car park and adjacent pathways and the characteristics of the new and/or existing walkways connecting the accessible car parking bays to the new works.*

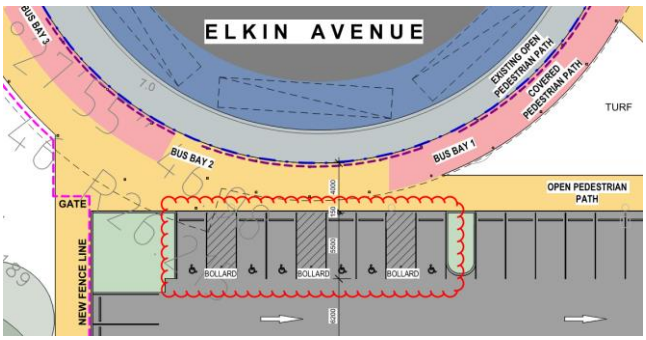


Figure 4: Proposed Accessible Car Parking Spaces

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 500m^2 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 subsequent design stages.*

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,

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.

Further Information

Extent of affected part upgrades will be confirmed as part of the DD Phase pending submission of further information outlining the path of travel to the new works.

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, TFSI's shall be provided in accordance with Figures 2.5(A) and 2.5(B)B of AS1428.1-2009.

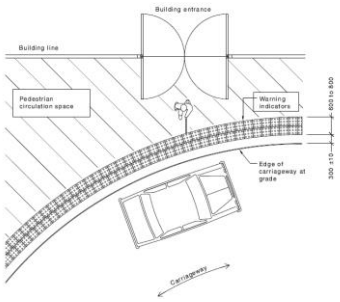


Figure 5

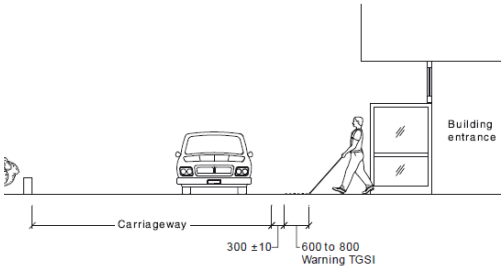


Figure 6

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.

Further detail is to be provided to the setdown area outlined in the figure below. Required features including compliance with AS 2890 series and design around the kerb vs flush kerb, TGSI's, adequate luminous contrast are to shown demonstrating compliance in updated architectural documentation. This will be further reviewed in DD phase in this regard.

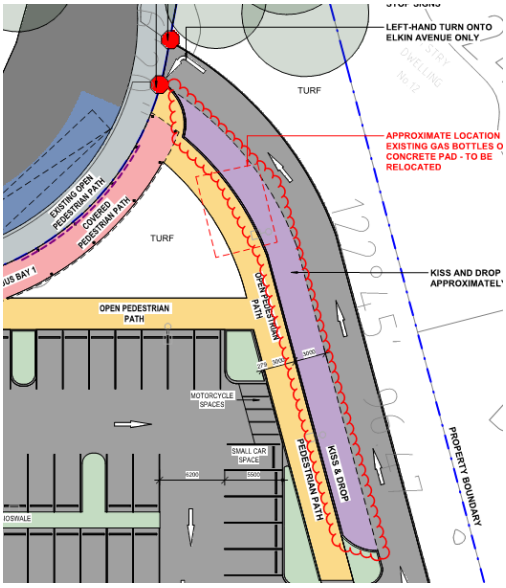


Figure 7: Designated Set Down Area

D3.3

Parts of Building 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 sign is not available.

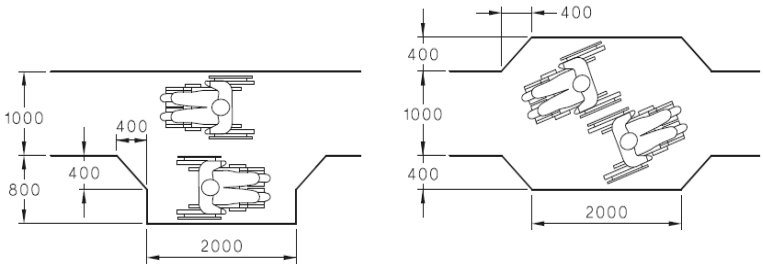


Figure 8

Compliance is readily achievable. Passing spaces are required to be provided at 20m intervals to the covered pedestrian walkways as seen in the figure below. Details of relevant pathway widths are to be provided for review. Architect is to make allowance for sufficient clearances according to this clause.

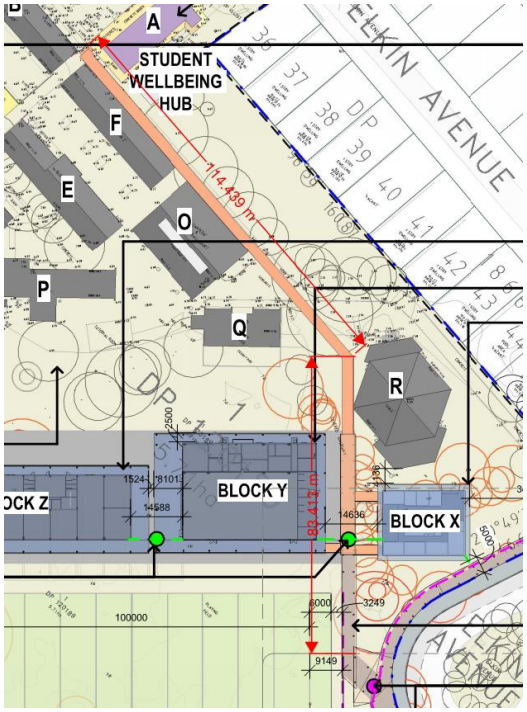
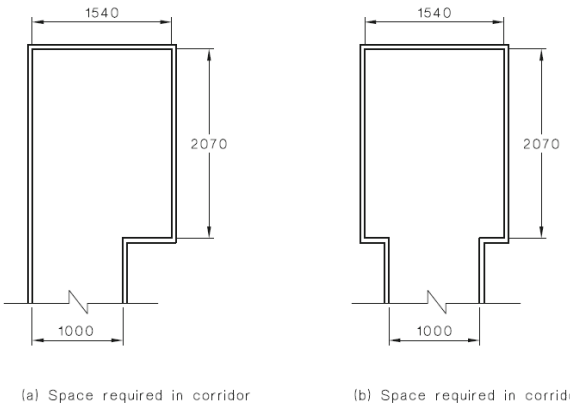


Figure 9: Length of Covered Walkways

AS1428.1 Cl. 6.5 - Turning Space

180 deg 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.



(a) Space required in corridor (b) Space required in corridor

Figure 10

60-90 deg 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 deg 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.

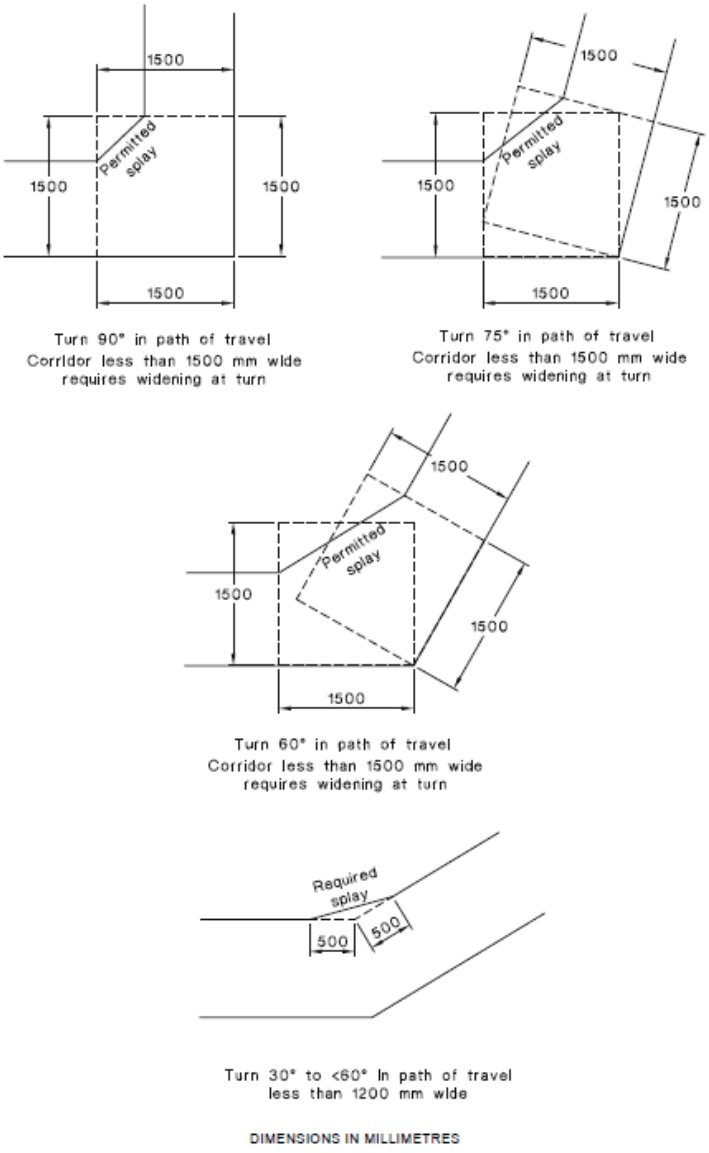


Figure 11

The following will need to be reviewed and addressed through plan amendments and or confirmation that the furniture is movable. The following legend is provided for reference in the below markups.

180 degree turn

90 degree turn

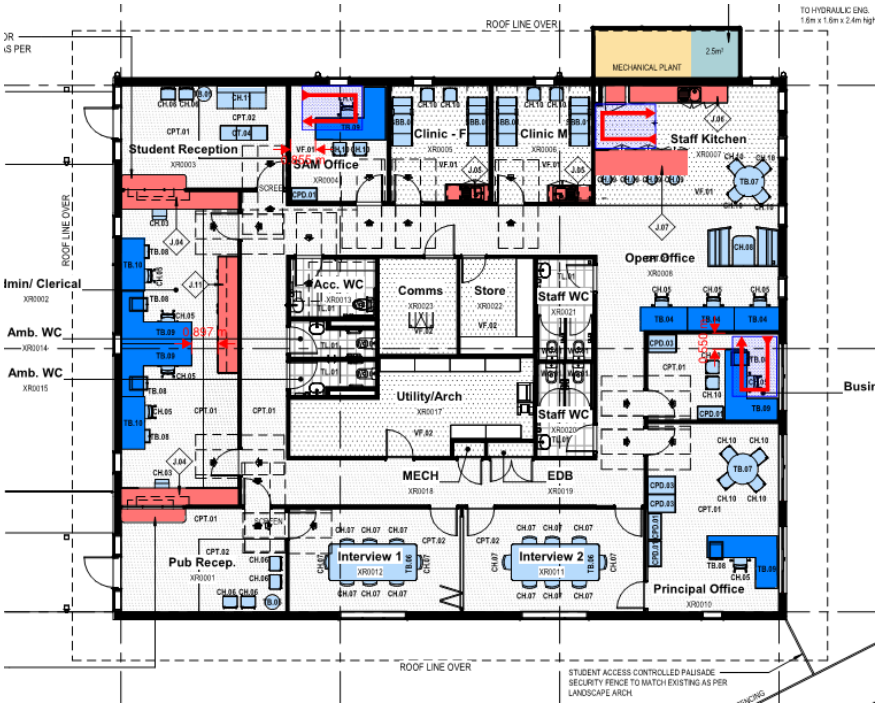


Figure 12: Block X

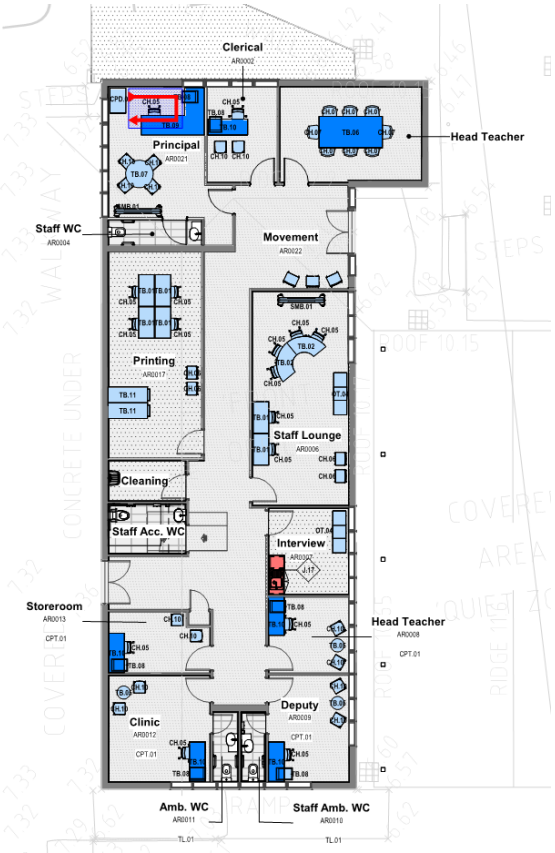


Figure 13: Block A

Performance Solution

Block Y

Space for 180 deg turn is not provided within the change areas particularly to the shower areas and the WC areas as such this is to be addressed by way of a performance solution on the basis that there are other accessible facilities provided adjacent to the proposed change rooms.

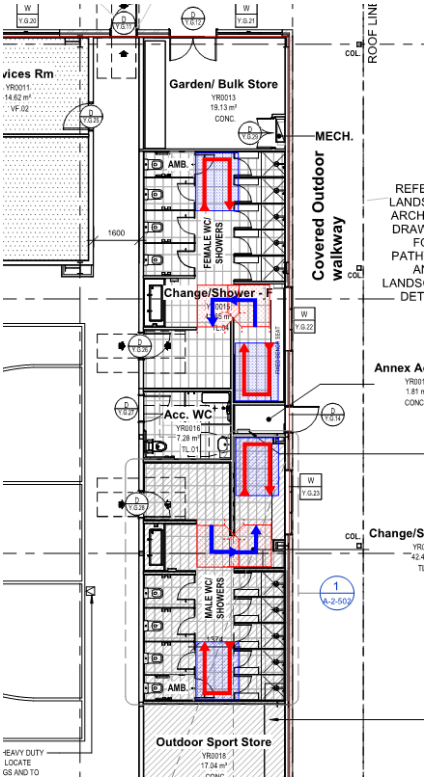


Figure 14: Gymnasium Circulation Space

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 maybe 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

Compliance readily achievable – stair details to be provided for review and comment where any stairs are proposed as part of the DD phase

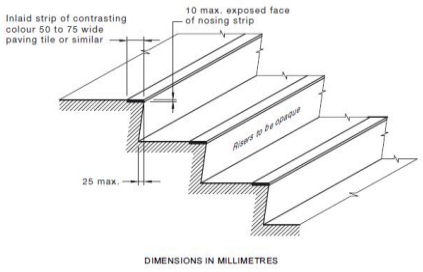


Figure 15

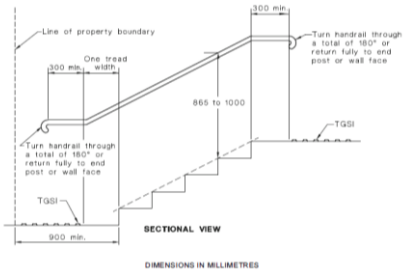


Figure 16

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.

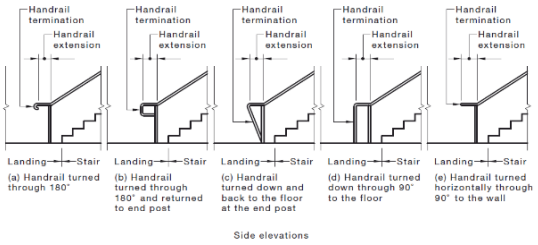
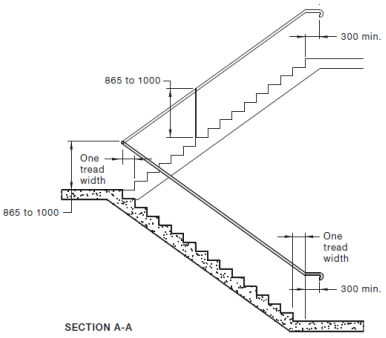


Figure 17



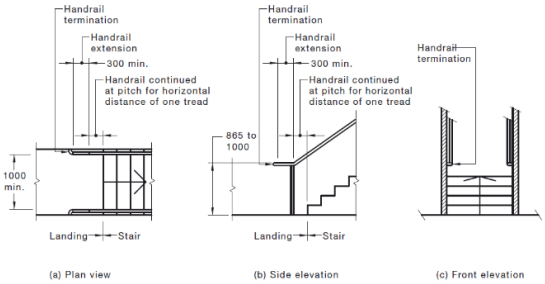


Figure 19

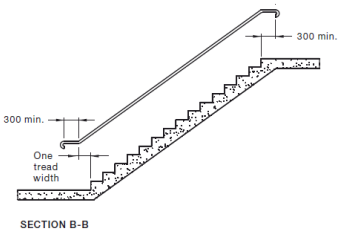


Figure 18

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

Compliance readily achievable – Handrail details to be provided for review and comment where proposed as part of the DD phase

AS1428.1 Cl. 13.1 - Luminance Contrast

All doorways shall have a minimum luminance contrast of 30% provided between—

+ 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.

Compliance readily achieved details door schedule to be provided for review and comment in this regard.

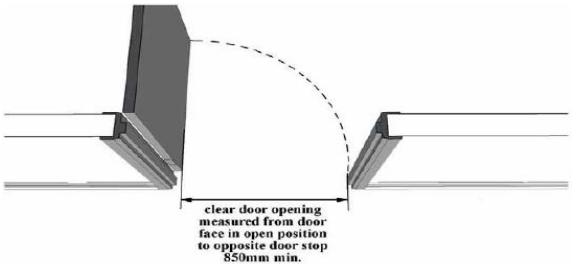


Figure 20

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 and or is to be subject to rationalisation under a Performance Solution. Compliance readily achievable subject to further review as part of the DD phase.

Block Z

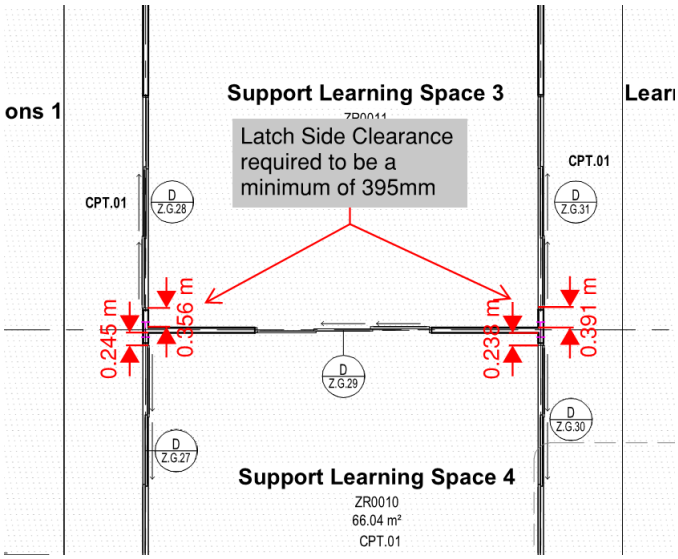


Figure 21: Block Z – Latch Side Clearances to Sliding Doors

Block Y

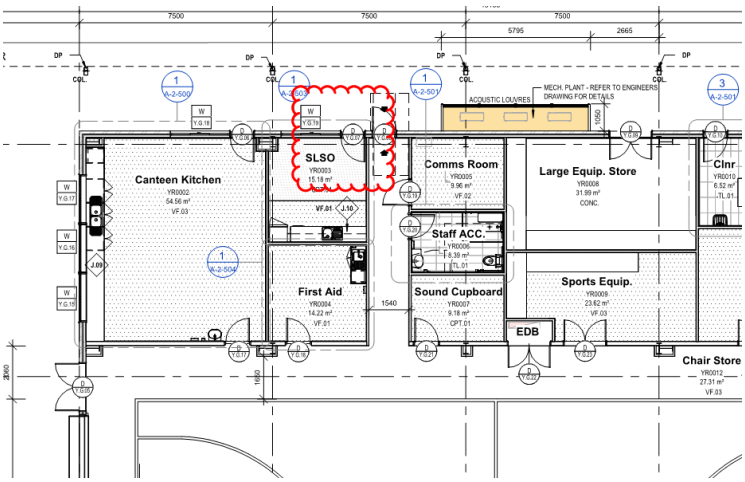


Figure 22: Gymnasium – Circulation Spaces

Block A

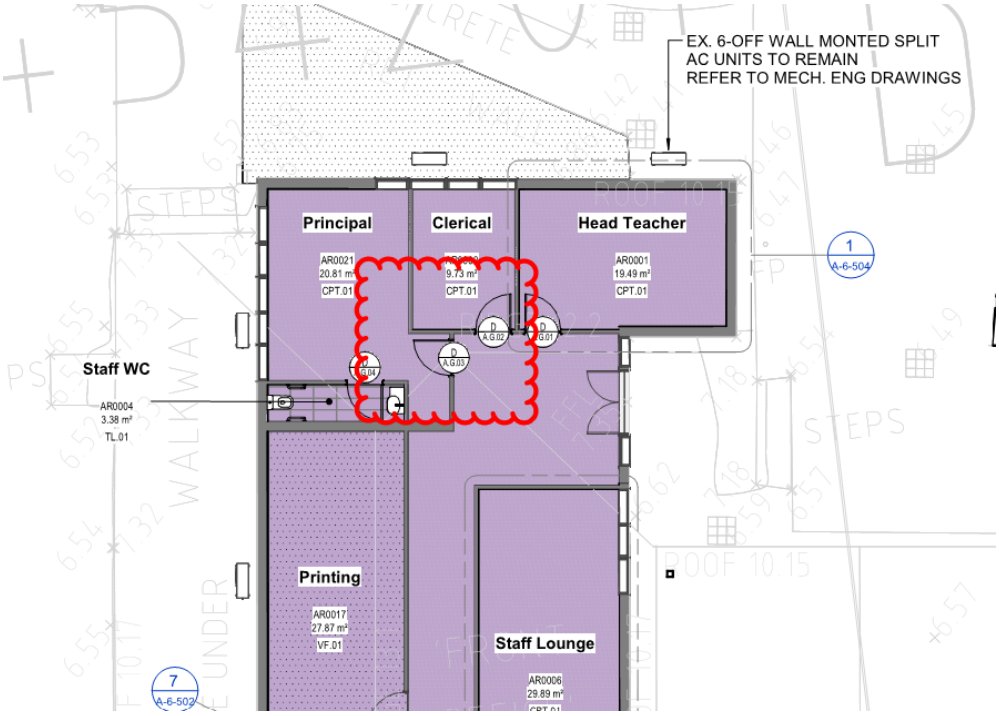


Figure 23: Staff Unit – Circulation Space

Important Note: It has been assumed that the various items within the circulation zone to the various consult rooms and offices are not fixed and comprise movable objects, should these items be fixed joinery units or the like they are to be located outside of the circulation zone. Compliance readily achievable details to be provided along with the DD phase in this regard.

Having regards to the accessible sanitary compartments, the overlapping of circulation space in accordance with cl. 15.6 of AS1428.1-2009 is only permitted where a minimum 300mm setback is achieved from the door leaf. Compliance to be confirmed during DD phase.

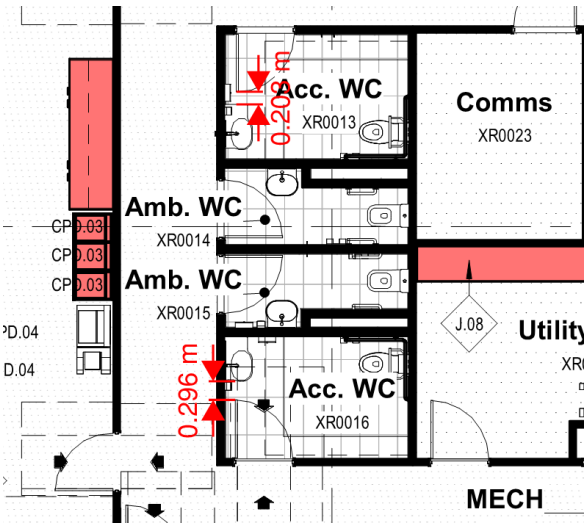
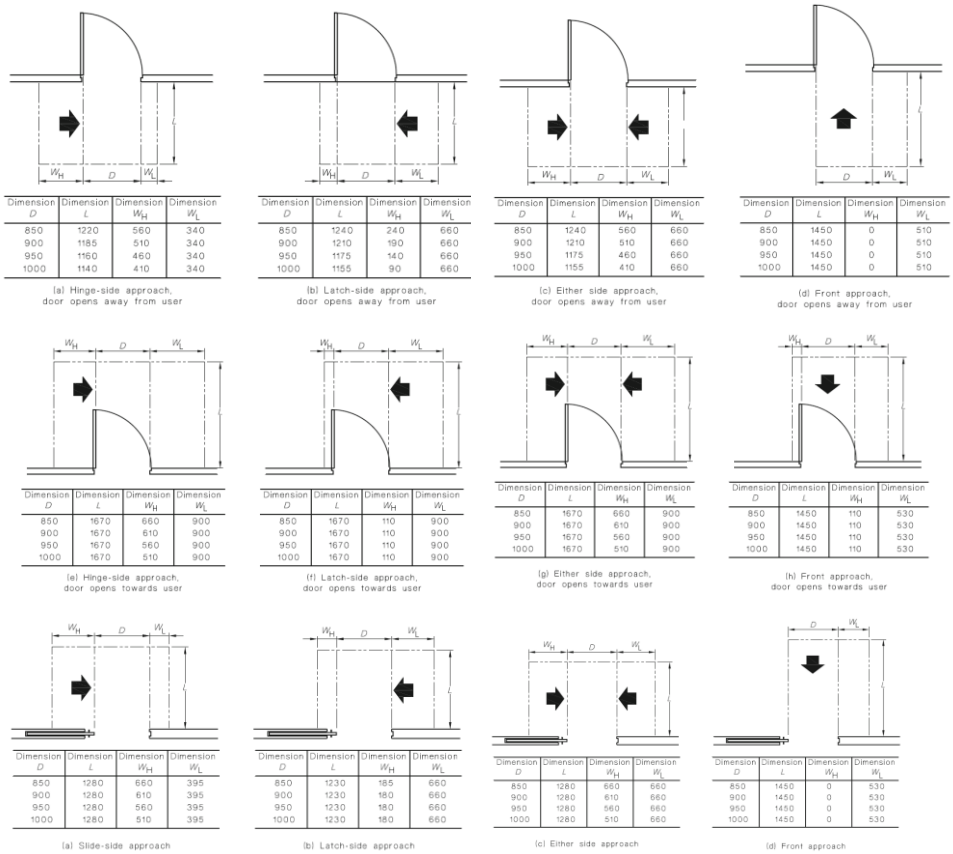


Figure 24: Admin Accessible WCs



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 Parking: 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 every100 carparking spaces or part thereof
Class 5 Office administration	1 space for every100 carparking spaces or part thereof

General Note

AS1428.6 Cl.2.2 - Parking Spaces

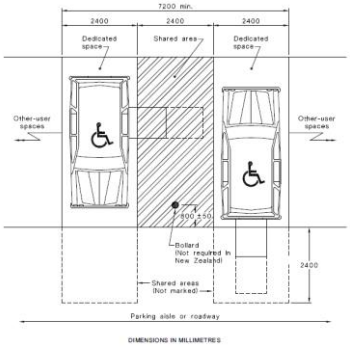


Figure 25

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

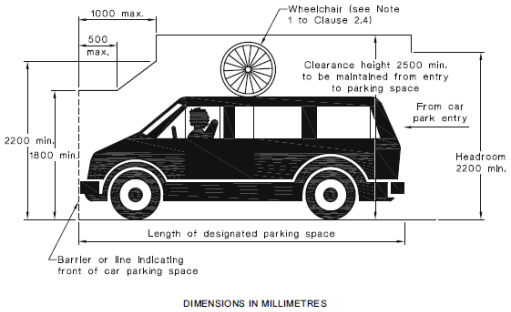


Figure 26

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.

Further detailed information demonstrating compliance with the requirements of this clause will need to be provided along with the DD phase.

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 are to comply with sub-clause (a) and Specification 3.6.

A signage schedule will need to be provided for review and comment accordingly.

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 27

Figure 28

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 29

Figure 30

Figure 31

Figure 32

Figure 33

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 34

Performance Solution

Any proposed reliance on a portable hearing augmentation system will be subject to rationalisation under a Performance Solution. Type of system proposed will need to be provided to BMG for review and comment in this regard.

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

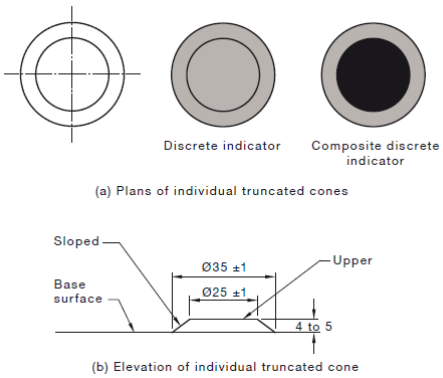


Figure 35

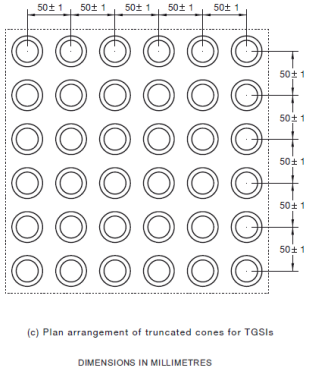


Figure 36

AS1428.4.1 Cl.2.4 – Stairways

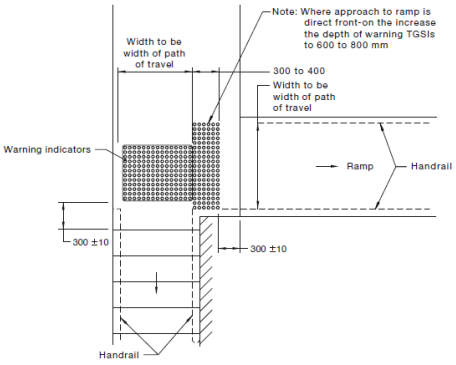


Figure 37

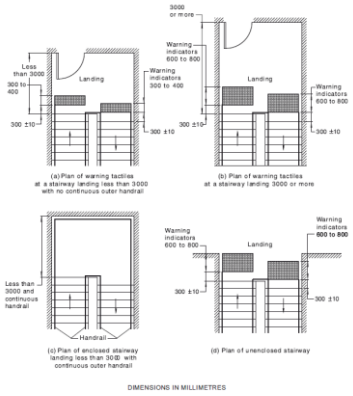


Figure 38

AS1428.4.1 C3 - Kerb Ramps

TGSI's are <u>not</u> 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
+ tactiles are required when a kerb ramp where the gradient is shallower than 1 in 8.5.

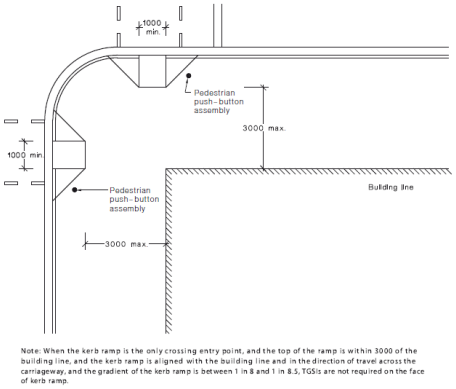


Figure 39

TGSI locations to be shown on the architectural documentation to be submitted at the DD phase it is noted that there are a number of locations where TGSIs will be required and not shown on the SD level documentation

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. Where incorporated allowances are to be made into the design accordingly.

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.

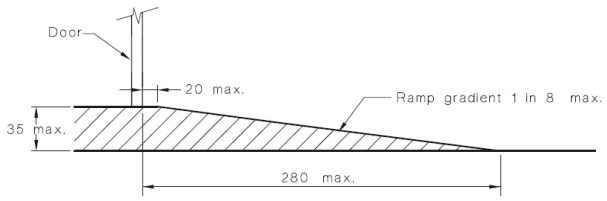


Figure 40

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

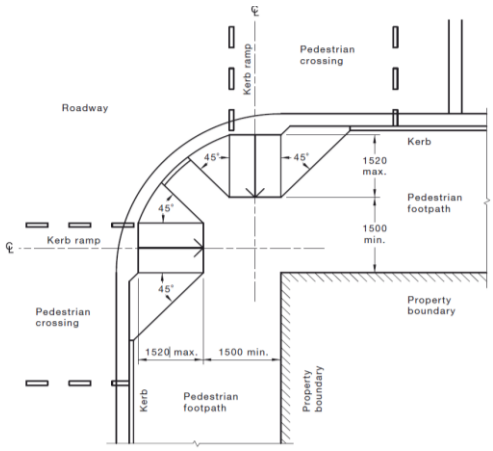


Figure 41

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.

Location and gradient of all ramps to be shown on architectural documentation and is required to be provided for review and comment.

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.

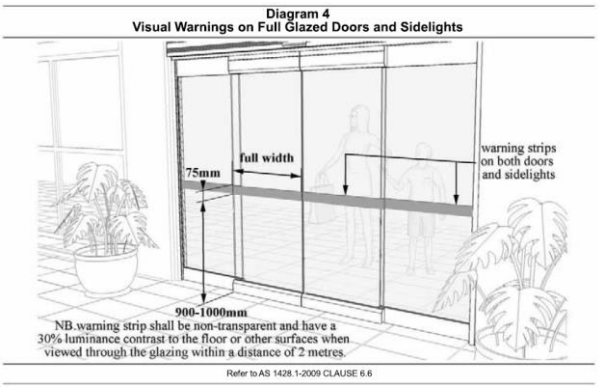


Figure 42

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.

Lift details to be submitted for review and confirm as part of the DD phase lift contractor to review and ensure compliance in this regard.

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.

All accessible unisex toilets shall comply with circulation space required by AS1428.1-2009

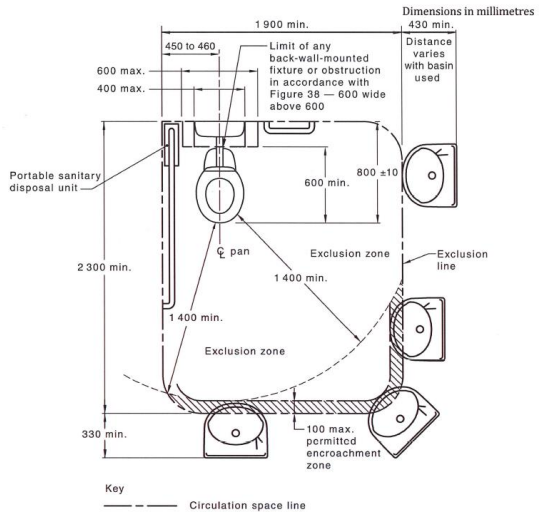


Figure 43: Accessible Facility Dimensions

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)

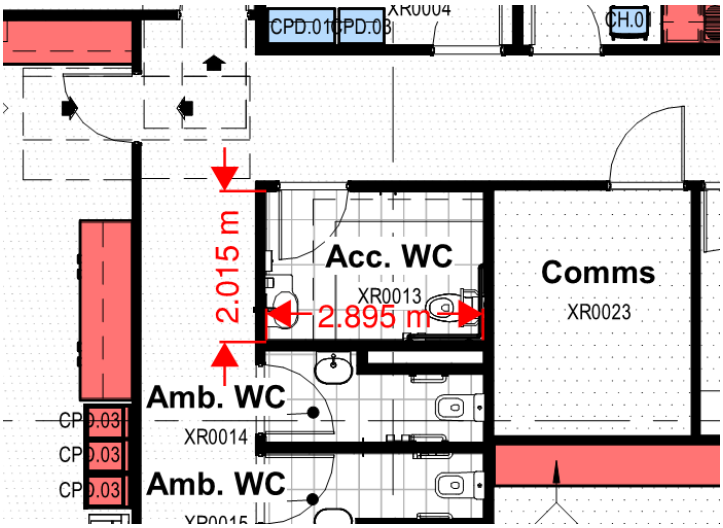


Figure 44: Admin Accessible WC

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 however minimal tolerances are available through further design development. (See typical example below)

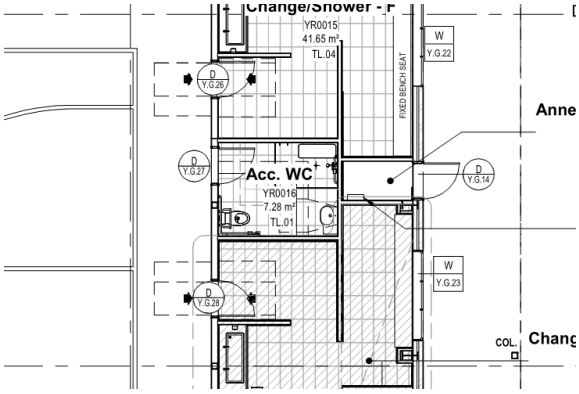


Figure 45: Gymnasium Accessible WC

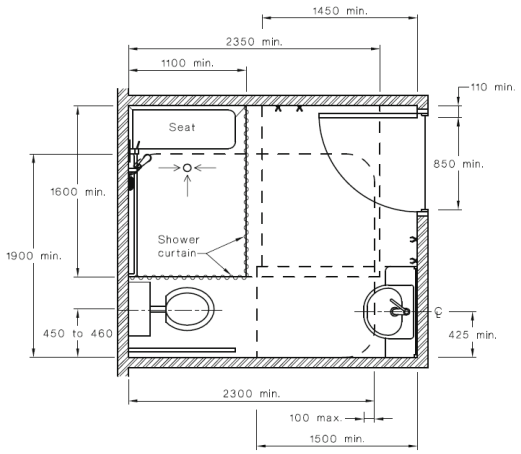


Figure 46

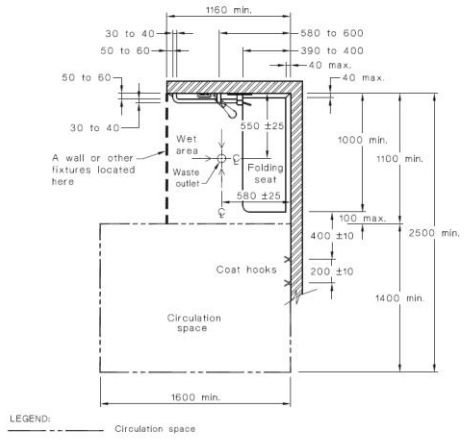


Figure 47

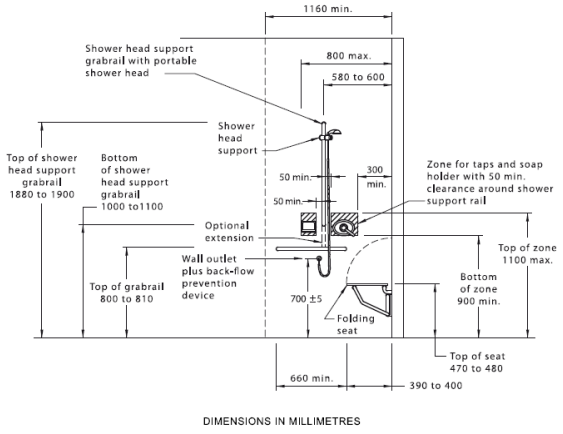


FIGURE 48 SHOWER RECESS FITTINGS—ELEVATION

Figure 48: Accessible Shower Dimensions

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

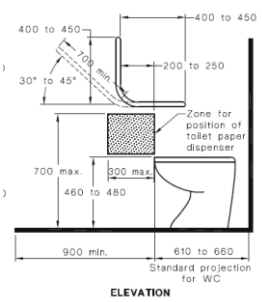


Figure 49

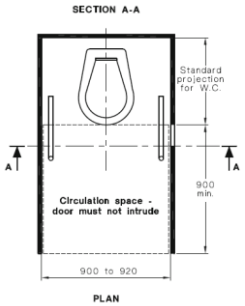


Figure 50

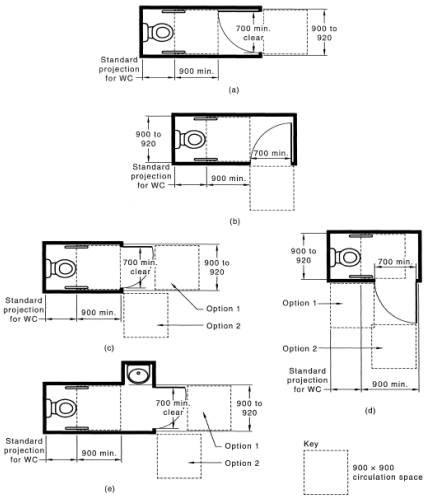
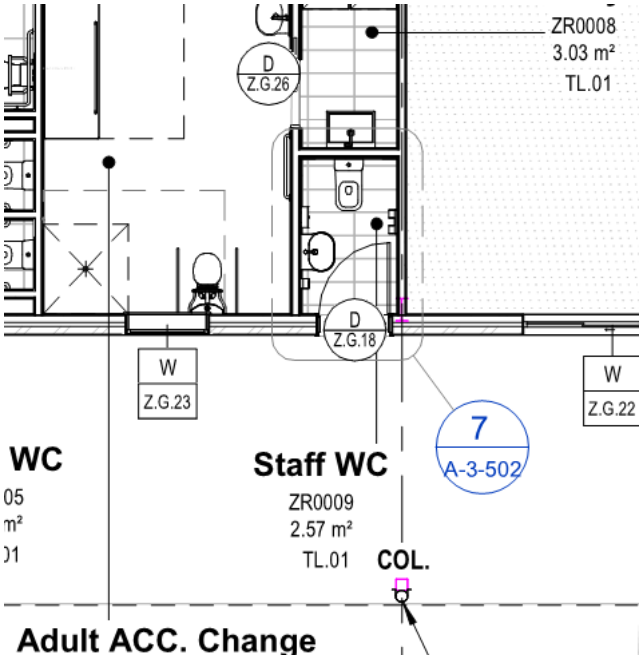


Figure 52(B) — Sanitary compartment for people with ambulant disabilities — Doorway options

Figure 51: Ambulant Dimensions

Further Information

All required staff sanitary facilities are to be designed as accessible facilities a number of staff WCs have been noted on the documentation however they are not accessible it is to be confirmed whether these are required under the BCA in which case they must be designed as accessible facilities noting staff and students are not permitted to share the same facilities.



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) details demonstrating compliance will need to be provided along with the DD phase.

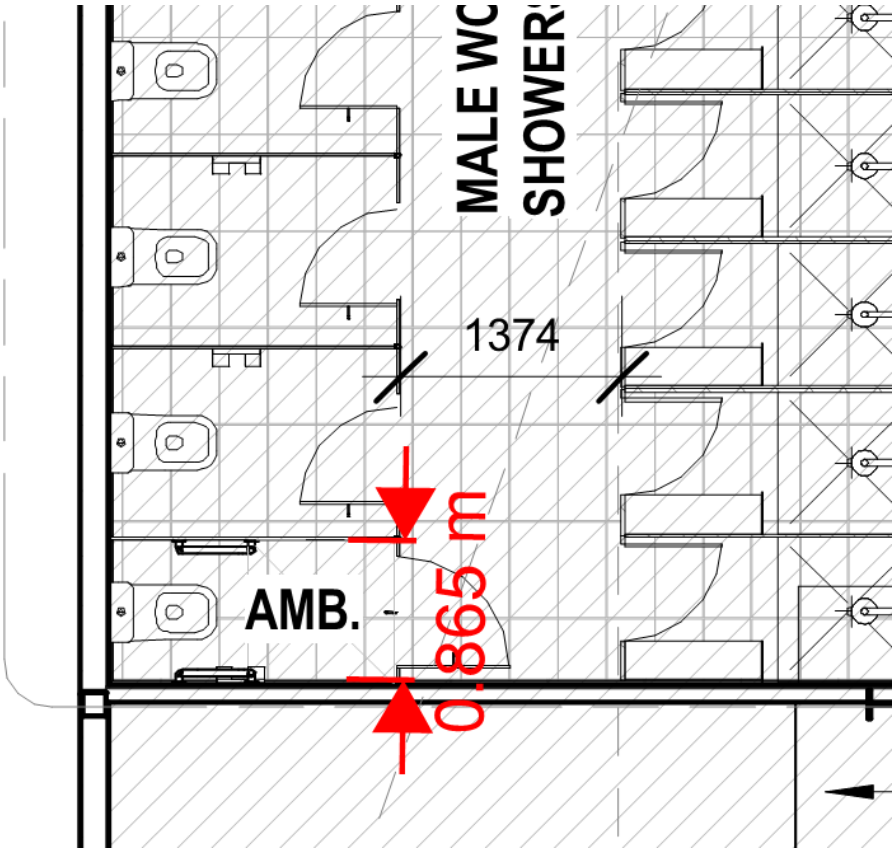


Figure 52: Ambulant Clearance Width

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.

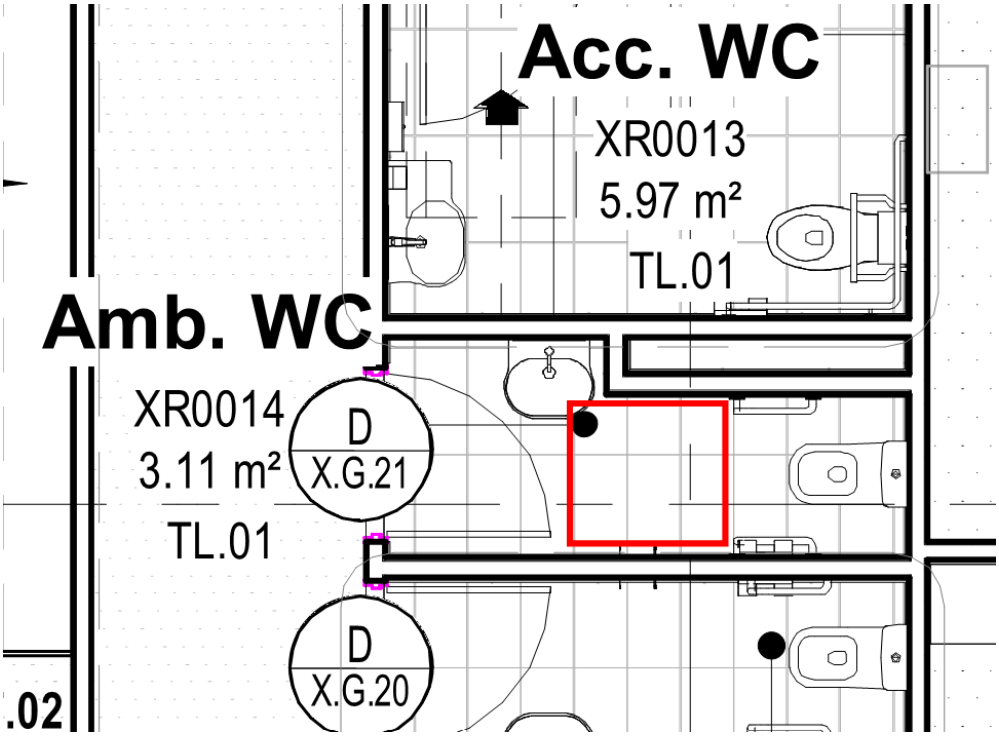


Figure 53: Ambulant Circulation Space

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 New Support Learning building.

Matters Requiring Redesign

An accessible adult change facilities is proposed, though it is 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.

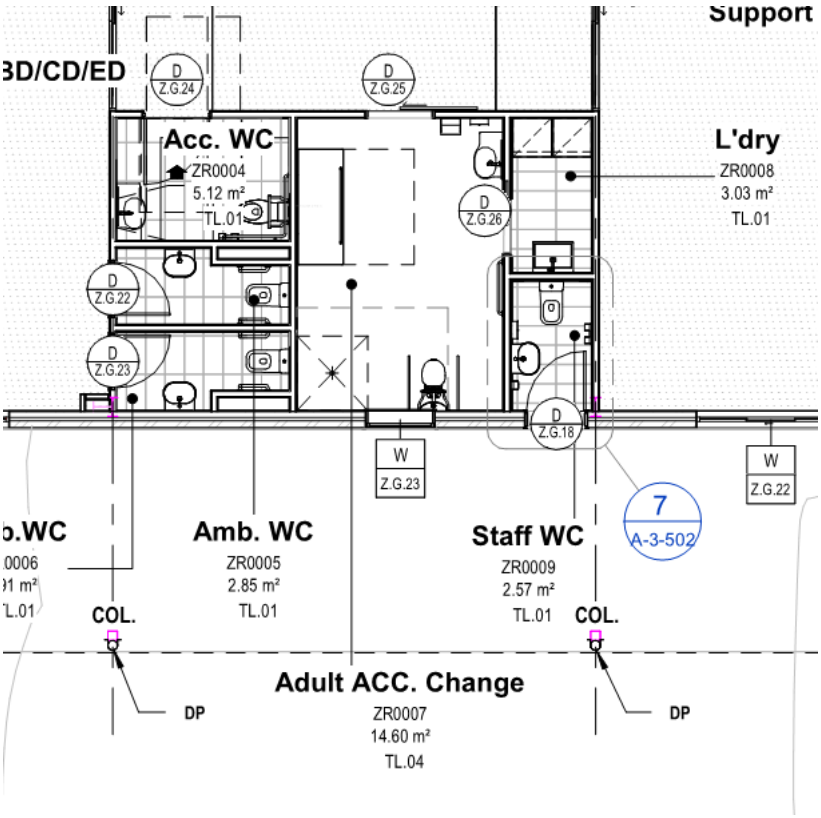


Figure 54: NSL Building Accessible Change Facility

Given the lack of details provided it is not clear how this system complies with the required circulation space of the compartment. Provide further detail of compliance at DD stage.

As seen in the figure below, there are a number of the essential required fixtures that have not been provided to the facility. The following items are noted to not be depicted OR do not comply:

- 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. Non-compliant grabrails depicted and 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;
- Change table is to be provided in accordance with Clause 7.
- Changing rails is to be provided in accordance with Clause 8.
- Automated sliding entry door to comply with Clause 9. Currently the changing facility is served by a swinging door with a width less than 950mm.
- Signage is required in accordance with Clause 10;
- Hoist and operating obstructions required in accordance with Clause 11;
- Circulation space is to be compliant in accordance with Specification F2.9, see typical layout below;

Figure 2 Required circulation spaces
Diagram a. Turning space, each side of the pan and in front of the pan

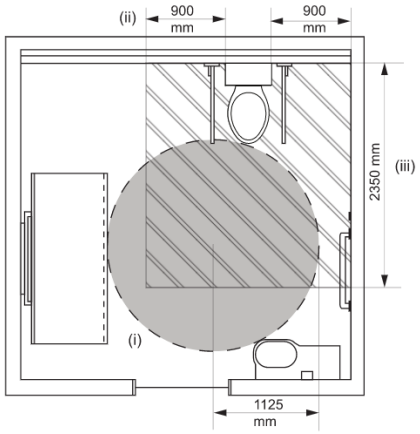


Figure 55: Specification F2.9, Figure 2, Diagram a

+ 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 Hunter River 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.