



*Building Code of Australia 2022*

# DDA ASSESSMENT REPORT



Marsden Park new high school and Melonba new  
primary school (SSD-41372302)  
20 Kaluta Avenue, Melonba NSW 2765  
10 Swallowtail Street, Melonba NSW 2765

Prepared for: SINSW | Issue date: 16 September 22

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## Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
03	Amendments following comments	16 Sep 22		
			Chris Bailey	Joel Lewis

## Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared By
01	Design Development	08 June 22	Chris Bailey
02	EIS Report	29 July 2022	Chris Bailey
03	Amendments following comments	16 Sep 2022	Chris Bailey

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# 1 Executive Summary

MBC Group as the appointed DDA Consultant for the proposed development, have reviewed architectural design documents prepared by NBRS Architecture (refer appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2022 (BCA).

## 1.1 Performance Solutions - Accessibility

The assessment of the design documentation has revealed that the following areas are required to be assessed against the relevant Performance Requirements of the BCA in accordance with Clause 25 of the Building and Development Certifiers Regulation 2020.

DTS Clause	Description of Non-Compliance	Performance Requirement
TBA	TBA	TBA

## 1.2 Design Details Required

The assessment of the design documentation has revealed that the following areas require further details to demonstrate compliance with the prescriptive provisions of the BCA – refer to Section 3.9 for further information.

The documentation will need further detailing such as door hardware, construction specifications, services design and manufacturer's details as the design progresses towards Building Approval.

The application for Crown Works Certificate shall be assessed under the relevant provisions of the Environmental Planning & Assessment Act 1979 (As Amended) and the Environmental Planning & Assessment Regulation 2021.

# 2 Introduction

Modern Building Certifiers (MBC) have been engaged as the appointed DDA Consultant for the development subject of this report by SINSW. This report is based upon a desktop review of architectural details (as listed in Appendix A), against the applicable provisions of the National Construction Code - Building Code of Australia Volume One 2022.

## 2.1 Purpose

The purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy (DtS) provisions of the BCA.

## 2.2 Methodology

The methodology applied in undertaking this assessment has included: -

- A desktop review of architectural plans, as listed in Appendix A
- Assessment of Sections C, D, E, F, G, H and J (as applicable / relevant) of the BCA
- Assessment of the proposed Modern Methods of Construction and Kit of Parts Assembly
- Discussions with the design development team to gain an understanding of the development proposed.

## 2.3 Limitations

This report does not include or imply any detailed assessment for design, compliance or upgrading for:

- the structural adequacy or design of the building;
- the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
- the design basis and/or operating capabilities of any proposed
  - electrical
  - mechanical
  - hydraulic
  - fire protection services.

This report does not include, or imply compliance with:

- the National Construction Code – Plumbing Code of Australia Volume 3
- The deemed to satisfy provisions of Section J of BCA 2022
- Demolition Standards not referred to by the BCA;
- Work Healthy and Safety Act 2011;
- An out of cycle change to the Building Code of Australia.
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like; and
- Conditions of Development Consent issued by the Local Consent Authority.

This report has been prepared by MBC Group in the capacity as the appointed DDA Consultant for the proposed development. This report is an assessment of the proposed development against the DtS provisions of the applicable BCA.

## 2.4 Current Legislation

The applicable legislation governing the design of buildings in NSW is the Environmental Planning and Assessment Act 1979.

### Applicable Building Code of Australia (BCA)

The proposed development will be subject to compliance with the relevant requirements of the BCA as in force as at –

- (a) The date of the invitation for tenders to carry out the Crown Building Work; or
- (b) In the absence of tenders, the date on which the Crown Building Work commences

In this regard, it is assumed that the Crown Works Certificate, and the basis of this report is based upon the Deemed-to-Satisfy provisions of BCA 2022.

Should an *out of cycle* change occur to the Building Code of Australia, then this report is required to be updated to reflect any applicable changes made and now required by the BCA.

## 3 Development Description & Assessment Information

### 3.1 Proposed Development, Location and Description

The proposed development comprises of the construction of New primary school and new high school to cater for 3,000 students and 219 staff.

<b>Project title</b>	Marsden Park new high school and Melonba new primary school (SSD-41372302)
<b>School titles</b>	<ul style="list-style-type: none"> <li>• Marsden Park new high school</li> <li>• Melonba new primary school</li> </ul>
<b>School references when referred to in text</b>	<ul style="list-style-type: none"> <li>• new high school in Marsden Park</li> <li>• new primary school in Melonba</li> </ul>
<b>Project citation</b> (As per DPE Website)	New primary school and new high school to cater for 3,000 students and 219 staff
<b>Project description</b>	<p>Construction of two new schools, new high school in Marsden Park and new primary school in Melonba, located at 20 Kaluta Avenue and 10 Swallowtail Street, Melonba.</p> <p>Marsden Park new high school is a new secondary school comprising:</p> <ul style="list-style-type: none"> <li>• 97 general learning spaces (GLS) and specialist teaching spaces;</li> <li>• Three supported education learning unit (SELU) rooms;</li> <li>• School hall, and lecture and movement studio;</li> <li>• Administration spaces;</li> <li>• Staff and student facilities;</li> <li>• Library;</li> <li>• Canteen;</li> <li>• Sports courts;</li> <li>• Playing field;</li> <li>• Landscaping and outdoor learning areas;</li> <li>• Covered outdoor learning area (COLA); and</li> <li>• Car parking (shared with Melonba new primary school).</li> </ul> <p>Melonba new primary school will comprise:</p> <ul style="list-style-type: none"> <li>• 44 GLS;</li> <li>• Three SELU rooms;</li> <li>• Administration and staff facilities;</li> <li>• Canteen;</li> <li>• Multi-purpose hall;</li> <li>• Library;</li> <li>• Out of School Hours Care (OSHC);</li> <li>• COLA;</li> </ul>

	<ul style="list-style-type: none"> <li>Outdoor play areas including sports courts; and</li> <li>Landscaped outdoor learning areas.</li> </ul>
<b>Site address</b>	<ul style="list-style-type: none"> <li>Marsden Park new high school, 20 Kaluta Avenue, Melonba NSW 2765</li> <li>Melonba new primary school, 10 Swallowtail Street, Melonba NSW 2765</li> </ul>
<b>Allotments</b>	Lot 30 DP 1237735
<b>Site area</b>	6.00 hectares: <ul style="list-style-type: none"> <li>Marsden Park new high school = 4 hectares</li> <li>Melonba new primary school = 2 hectares</li> </ul>
<b>Site description</b>	<p>The site is located at 20 Kaluta Avenue and 10 Swallowtail Street, Melonba, which is within the Central River City Precinct and Blacktown Local Government Area (LGA). The site is irregular in shape and is sited between two tributaries of Little Creek. The site is generally level but has a gentle fall from the south-eastern corner (RL23) to the north western corner (RL19.5). The site contains no vegetation other than grass and is currently fenced to prevent unauthorised access.</p>
<b>Surrounding development</b>	<p>To the north, east and south of the site is emerging and recently completed low density residential development comprising one and two storey dwellings. To the west of the site is an open space area (which serves a drainage function) and beyond this is Little Creek, a tributary to South Creek that flows north to the Hawkesbury River. Further to the south is an area zoned as B2 Local Centre, which has not yet been developed. The next phase of residential development in the area is located on the western side of Little Creek and is currently in the bulk earthworks phase to create the street network.</p>
<b>Local government area</b>	Blacktown City Council
<b>Aboriginal country</b>	Dharug Nation
<b>Road frontages</b>	Elara Boulevard (northern boundary) Kaluta Avenue – Collector Road (eastern boundary) Swallowtail Street (southern boundary) Galah Street (western boundary)
<b>School capacity</b>	3,000 students: <ul style="list-style-type: none"> <li>Marsden Park new high School = 2,000 students</li> <li>Melonba new primary school = 1,000 students</li> </ul>
<b>Staff capacity</b>	219 full time equivalent (FTE) staff: <ul style="list-style-type: none"> <li>Marsden Park new high school: 127.9 teaching staff + 22.8 administration and support staff = 150.7 staff</li> </ul>

	<ul style="list-style-type: none"> <li>Melonba new primary school = 58.5 teaching staff + 9.4 administration and support staff = 67.9 staff</li> </ul>
<b>School access</b>	<ul style="list-style-type: none"> <li>New high school in Marsden Park primary pedestrian access will be from Kaluta Avenue.</li> <li>New primary school in Melonba primary pedestrian access will be from Swallowtail Street.</li> <li>Car parking for both schools will be accessed via Galah Street.</li> <li>Kiss and drip facility located on Swallowtail Street and Kaluta Avenue.</li> <li>Bus laydown located on Kaluta Avenue.</li> </ul>
<b>Parking provision</b>	<p>Parking spaces:</p> <ul style="list-style-type: none"> <li>Total = 142 (including 2 adaptable spaces) – staff parking only</li> <li>Marsden Park new high school students = 0</li> <li>Visitor spaces = 0</li> <li>Marsden Park new high school bike spaces = 84</li> <li>Melonba new primary school bike spaces = 60</li> </ul>
<b>Floor area</b>	<p>Gross Floor Area:</p> <ul style="list-style-type: none"> <li>Total = 26,745m<sup>2</sup></li> <li>Marsden Park new high school = 19,230m<sup>2</sup></li> <li>Melonba new primary school = 7,515m<sup>2</sup></li> </ul> <p>Outdoor Play space:</p> <ul style="list-style-type: none"> <li>Total = 30,000m<sup>2</sup></li> <li>Marsden Park new high school = 20,000m<sup>2</sup></li> <li>Melonba new primary school = 10,000m<sup>2</sup></li> </ul> <p>Play space per student:</p> <ul style="list-style-type: none"> <li>Total = 10m<sup>2</sup> per student</li> <li>Marsden Park new high school = 10m<sup>2</sup> per student</li> <li>Melonba new primary school = 10m<sup>2</sup> per student</li> </ul>

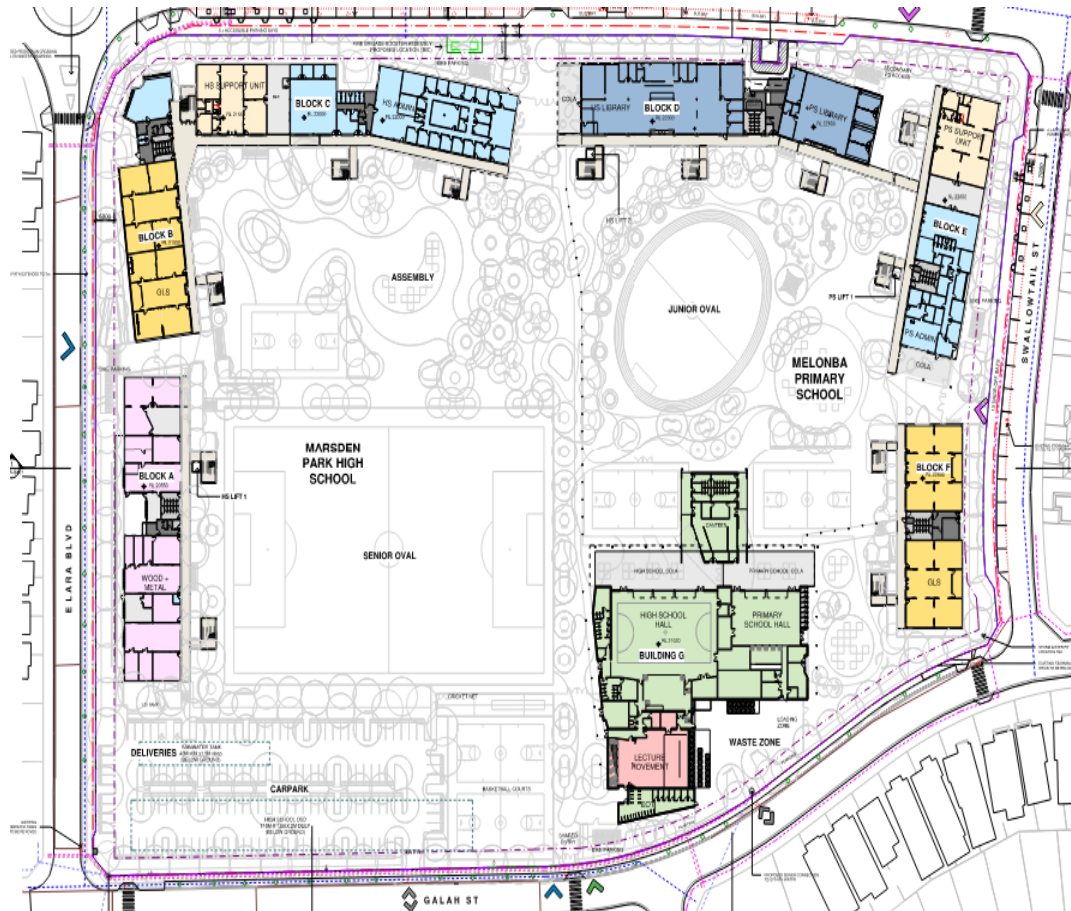


Figure 1 – Proposed site plan

### 3.2 BCA Classification (Clause A3.2)

The proposed development shall contain the following classifications: -

- Class 5: being an office building or part
- Class 7a: being a carpark building or part
- Class 9b: being a public assembly building or the like

### 3.3 Rise in Storeys (Clause C1.2)

- The school development has been assessed to have a *rise in storeys* of three (3)
- The Hall has a rise in stories of One (1)

### 3.4 Effective Height (Clause A1.1)

The proposed development has been assessed to have an *effective height* of 7.2m, this is measured from ground floor to the floor of level 2.

Please note the definition of effective height of a building was changed 1 May 2016. The BCA now defines effective height as: -

*“Effective height means the vertical distance between the floor of the lowest storey included in a determination of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).”*

### 3.5 Type of Construction Required

The proposed development is required to be:

School Building - Type A Construction.

Hall – Type C Construction (Volume of largest fire compartment to be confirmed)

Specification 5 outlines the fire resistance required by certain building elements. This has also been provided in Appendix B.

### 3.6 Floor Area and Volume Limitations

The development is limited to the following floor area and volume compartment limitations: -

School Building

Class		Type A	Type B	Type C
5 & 9b	Max floor area -	8,000m <sup>2</sup>	5,500m <sup>2</sup>	3,000m <sup>2</sup>
	Max volume -	48,000m <sup>3</sup>	33,000m <sup>3</sup>	18,000m <sup>3</sup>

Hall

Class		Type A	Type B	Type C
9b	Max floor area -	8,000m <sup>2</sup>	5,500m <sup>2</sup>	3,000m <sup>2</sup>
	Max volume -	48,000m <sup>3</sup>	33,000m <sup>3</sup>	18,000m <sup>3</sup>

### 3.7 Building Data Summary

Part of Development	Use	Class	Floor Area (approx.) m <sup>2</sup>	Population (using D1.13)
Primary School	School	9b	11,472	1000
High School	School	9b	13,790	2000
Hall	School	9b	3,392	Ancillary

Notes:

- The above populations have been based on the floor areas and calculations in accordance with Table D1.13 of the BCA.
- The Carpark areas have been considered ancillary to the use for the purposes of population numbers

## School Buildings

Summary of Construction and Building	
Use(s)	Primary and High School
Classification(s)	5, 7a & 9b
Number of Storeys contained	3
Rise in Storeys	3
Type of Construction	Type A
Effective Height	7.2m

## Hall

Summary of Construction and Building	
Use(s)	Hall (Not to be used as an Entertainment Venue)
Classification(s)	9b
Number of Storeys contained	1
Rise in Storeys	1
Type of Construction	Type C

### 3.8 General Accessibility Assessment and Requirements

The below summary table is a snapshot of the details required in order to achieve compliance with Building Code Australia and its prescriptive Australian Standards. This assessment is limited to identified issues ascertained from the current level of design detail. Further assessment will be required as the design progresses to demonstrate compliance.

Furthermore, as part of this holistic assessment, the recommendation of site management in use planning controls and contingency measures should be implored to further accommodate any persons with a disability requiring access throughout the site. This contingency plan should include but not be limited to the following measures:

- Internal and external wayfinding signage at high foot traffic areas and general circulation points
- Staff and student induction and onboarding programme facilitating on site walks to familiarise key accessible circulation paths between buildings on the site
- Visitor and parents meeting points for those who are unfamiliar with the school layout
- Interactive mapping on school website to indicate arrival and accessible entry points

Premises Standards		
Clause	Description	Commentary
-	<p><b>Access for People with Disabilities – Affected Part Upgrade</b></p> <p>Commonwealth Disability (Access to Premises - Buildings) Standards 2010 Clause 2.1 (a) and (b) of the Access to Premises Standard states that the following must comply with the Access Standards:</p> <ul style="list-style-type: none"> <li>• Any new building (an application after 1 May 2011)</li> </ul>	Noted – compliance readily achievable with further details to be provided as design progresses

Part D3 – Access for People with a Disability		
Clause	Description	Commentary
D4D2	<p><b>General Building Access Requirements – Buildings and parts of buildings must be accessible, except where exempted by D4D5, as follows:</b></p> <ul style="list-style-type: none"> <li>• Class 5 – to and within all areas normally used by the occupants</li> <li>• Class 7a – access must be provided to and within any level containing accessible carparking spaces.</li> </ul>	<p>Noted – compliance readily achievable with further details to be provided as design progresses</p> <p>Gradient or ramps to be indicated on plans</p>

Part D3 – Access for People with a Disability		
Clause	Description	Commentary
	<ul style="list-style-type: none"> <li>Class 9b schools and assembly buildings – to and within all areas normally used by the occupants</li> </ul>	
D4D3	<p><b>Access to Buildings</b></p> <p>An accessible path of travel must be provided to the building/s –</p> <ul style="list-style-type: none"> <li>From the main points of pedestrian entry at the allotment boundary</li> <li>From another accessible building connected by a pedestrian link</li> <li>From any required accessible carparking space on the allotment</li> <li>In a building required to be accessible, an accessway must be provided to the principal pedestrian entrance</li> <li>Not less than 50% of all pedestrian entrances</li> </ul> <p>In a building with a floor area more than 500m<sup>2</sup>, a pedestrian entrance which is not accessible must be located not more than 50m from an accessible entrance</p> <p>Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than</p> <ul style="list-style-type: none"> <li>850mm in accordance with AS1428.1.</li> </ul>	<p>Noted – compliance readily achievable with further details to be provided as design progresses.</p> <p>Details of all accessible pathways between buildings, from the main and secondary entry points from the boundary and accessways from the carpark are to be provided for further review.</p>
D4D4	<p><b>Parts of the Building Required to be Accessible</b></p> <p>Accessible paths of travel (pathways, ramps and lifts) are required –</p> <ul style="list-style-type: none"> <li>to and within all areas ordinarily used by the occupants.</li> <li>from any accessible carparking spaces to the lifts.</li> </ul>	<p>Noted – compliance readily achievable with further details to be provided as design progresses.</p> <p>Note that the new lifts will be required to comply with the accessibility requirements stipulated under BCA Clause E3D7, E3D8 and AS1735.12-1999.</p>

Part D3 – Access for People with a Disability		
Clause	Description	Commentary
		<p><u>Block A – Ground Floor East</u> Entry door to room A.G.31 to be provided with 510mm latch-side clearance.</p> <p><u>Block A – Level 1 East</u> Entry door to room D.1.01 to be provided with 510mm latch-side clearance.</p> <p><u>Block D – Level 2 North</u> Entry door to ‘Preparation’ Room, between grid lines D-E and D-F, to be provided with 530mm latch-side clearance.</p> <p><u>Hall</u> Inadequate door circulation space provided to ‘Proscenium opening’ between High School Hall and HS Stage.</p>
D4D5	<p><b>Exemptions</b></p> <p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> <li>• An area where access would be inappropriate because of the particular purpose for which the area is used</li> <li>• An area that would pose a health or safety risk for people with a disability</li> <li>• Any path of travel providing access only to an area exempted by (a) or (b).</li> </ul>	<p>Note – this includes the following areas:</p> <ul style="list-style-type: none"> <li>• Store Rooms</li> <li>• Comms room</li> <li>• Cleaners rooms / cupboards</li> <li>• Water meters</li> <li>• Canteen</li> </ul>
D4D6	<p><b>Accessible Carparking</b></p> <p>In accordance with BCA Clause DdD6, accessible carparking spaces complying with the following is required to be provided.</p> <ul style="list-style-type: none"> <li>• Class 5 / 9b – 1 space for every 100 carparking spaces</li> </ul>	<p>Noted – compliance readily achievable with further details to be provided as design progresses.</p>

Part D3 – Access for People with a Disability		
Clause	Description	Commentary
D4D7	<p><b>Signage</b></p> <p>Accessible buildings must have signage in accordance with AS1428.1 as follows:</p> <ul style="list-style-type: none"> <li>• Braille and tactile signage incorporating the international symbol of access or deafness to sanitary facilities and a space with hearing augmentation</li> <li>• Signage incorporating the international symbol of deafness to room with hearing augmentation identifying the type, the area covered and location of receivers.</li> <li>• Signage to accessible sanitary facilities identifying left or right handed</li> <li>• Signage to ambulant accessible facility must be on the door</li> <li>• Signage to all egress doors identifying the level of egress. Directional signage where a pedestrian entrance is not accessible</li> <li>• Directional signage where sanitary facilities are not provided with an accessible facility</li> </ul> <p>The detailed requirements for Braille and Tactile signage is contained within AS1428.1.</p>	<p>Noted – compliance readily achievable with further details to be provided as design progresses. The following commentary is provided:</p> <ul style="list-style-type: none"> <li>• All accessible and ambulant toilets shall have signage</li> <li>• Hearing augmentation signage is required where in-built amplification is required</li> <li>• Exit signage to be provided at the egress door to the fire isolated stair</li> <li>• Accessible car parking signage to be provided to the dedicated accessible car space</li> <li>• Directional signage for accessible toilets may be required</li> </ul> <p>Signage schedules to be provided as the design progresses</p>
D4D8	<p><b>Hearing Augmentation</b></p> <p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used for emergency warning is installed –</p> <ul style="list-style-type: none"> <li>• In a room in a Class 9b building;</li> </ul>	<p>Further information required</p> <p>Client to confirm if any inbuilt amplification systems are to be utilised. It is likely a hearing augmentation system will be required. Further details of the proposed coverage method is to be provided for further review</p>
D4D9	<p><b>Tactile Indicators</b></p> <p>For a building required to be</p>	<p>Capable of achieving compliance</p>

Part D3 – Access for People with a Disability		
Clause	Description	Commentary
	<p>accessible, tactile indicators must be installed to warn people who are blind or who have vision impairment that they are approaching</p> <ul style="list-style-type: none"> <li>• A stairway, other than a fire isolated stairway</li> <li>• An escalator</li> <li>• A passenger conveyor or moving walkway</li> <li>• A ramp, other than a fire isolated ramp, step ramp, kerb ramp or swimming pool ramp</li> <li>• Overhead obstructions less than 2m that are not otherwise protected by a barrier</li> <li>• An accessway meeting a vehicular way that is not otherwise protected by a barrier</li> </ul> <p>Tactile indicators shall be installed to comply with AS1428.4.1 and achieve the following minimum luminance contrast against the adjacent path of travel.</p> <p>Integrated units - 30% Discrete Units - 45% Composite Discrete Units - 60%</p>	<p>Further details of all stairs, ramps and overhead obstructions around the stairs are to be provided for further review.</p> <p>TGSIs are required on stairs, ramps and other barriers to indicate warning.</p> <p>Any TGSIs used on site shall have the luminous contrast value prescribed.</p> <p>The values shall be tested against the surrounding background.</p> <p>LRV values of TGSIs and the adjacent materials shall be provided</p>
D4D10	<p><b>Wheelchair seating spaces in Class 9b assembly buildings</b></p> <p>Where fixed seating is provided in a Class 9b assembly, wheelchair seating spaces complying with AS1428.1 must be provided in accordance with Table D4D10 of the BCA.</p>	Capable of achieving compliance
D4D11	<p><b>Swimming Pools</b></p> <p>Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by D4D2 to be accessible</p>	N/A
D4D12	<p><b>Ramps</b></p> <p>On an accessway:</p> <ol style="list-style-type: none"> <li>A series of connected ramps must not have a combined vertical rise of more than 3.6m; and</li> <li>A landing for a step ramp must not overlap a landing for another step ramp or ramp</li> <li>All ramps to have a slip resistant surface</li> </ol>	<p>Capable of complying</p> <p>Further details of all ramps proposed to provide access to the stage, access between buildings are to be provided for further review.</p>

Part D3 – Access for People with a Disability		
Clause	Description	Commentary
	<p><b>AS1428.1(2009)</b></p> <p><b>Clause 10 Ramps</b></p> <ul style="list-style-type: none"> <li>The max gradient of a ramp exceeding 1900mm shall be 1:14</li> <li>1:14 shall not be longer than 9m</li> <li>TGSIs are required at the top and bottom of the ramp</li> <li>The ramp shall have handrails on both sides of the stair with 300mm handrail extensions</li> </ul> <p><b>Threshold ramps</b></p> <ul style="list-style-type: none"> <li>Max rise of 35mm</li> <li>Max length of 280mm</li> <li>Max gradient of 1:8</li> <li>Be located within 20mm of the door leaf which it serves</li> <li>The edges of the threshold ramp shall be tapered or splayed at a minimum of 45 degrees where the ramp does not abut a wall</li> </ul> <p><b>Step ramp</b></p> <ul style="list-style-type: none"> <li>Max rise of 190mm</li> <li>Length not greater than 1900m</li> <li>Gradient not steeper than 1:10</li> <li>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— <ul style="list-style-type: none"> <li>(i) a wall or suitable barrier with a minimum height of 450 mm; or</li> <li>(ii) where an open balustrade is provided a kerb or kerb rail shall be provided</li> </ul> </li> </ul> <p><b>Kerb Ramps</b></p> <ul style="list-style-type: none"> <li>Max rise of 190mm</li> <li>Length not greater than 1520mm</li> <li>Gradient not steeper than 1:8</li> </ul>	<p>Note that threshold ramps are not permitted internally to the building and access to all sanitary facilities shall not have a threshold.</p> <p>Where threshold are provided, details are to be provided for further review.</p>
D4D13	<p><b>Glazing on Accessways</b></p> <p>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</p>	<p>Compliance readily achievable where applicable.</p> <p>Details of the visual indicator strip to be</p>

Part D3 – Access for People with a Disability		
Clause	Description	Commentary
	<p>marked for their full width with a solid and non-transparent contrasting line</p> <p>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</p> <p>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.</p>	provided for further review.
E3D7	<p><b>Passenger lift types and their limitations</b></p> <p>1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type:</p> <ul style="list-style-type: none"> <li>(a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.</li> <li>(b) Stairway platform lifts must not – <ul style="list-style-type: none"> <li>(i) be used to serve a space in a building accommodating more than 100 persons calculated according to (i) D2D18; or</li> <li>(ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or</li> <li>(iii) be used where it is possible to install another type of passenger lift; or</li> <li>(iv) connect more than 2 storeys; or</li> <li>(v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or</li> <li>(vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11.</li> </ul> </li> </ul>	Capable of complying – further details of the proposed lift shafts are to be provided as the design develops

Part D3 – Access for People with a Disability		
Clause	Description	Commentary
	<p>(c) A low-rise platform lift must not travel more than 1000 mm.</p> <p>(d) A low-rise, low-speed constant pressure lift must not–</p> <ul style="list-style-type: none"> <li>(i) for an enclosed type, travel more than 4 m; or</li> <li>(ii) for an unenclosed type, travel more than 2 m; or</li> <li>(iii) be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport, interchange, shopping complex or the like.</li> </ul> <p>(e) A small-sized, low-speed automatic lift must not travel more than 12 m.(e)</p> <p>2) A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.</p>	
E3D8	<p><b>Features required by passenger lifts</b></p> <p>In an accessible building, every passenger lift must have the following features where applicable:</p> <ul style="list-style-type: none"> <li>(a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except– <ul style="list-style-type: none"> <li>(i) a stairway platform lift; and</li> <li>(ii) a low-rise platform lift.</li> </ul> </li> <li>(b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.</li> <li>(c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12(c)m, except a stairway platform lift.</li> <li>(d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.</li> <li>(e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.</li> <li>(f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.</li> </ul>	Capable of complying – further details of the proposed lift shafts are to be provided as the design develops

Part D3 – Access for People with a Disability		
Clause	Description	Commentary
	<p>(g) Lift landing doors at the upper landing for all lifts except a stairway platform lift.</p> <p>(h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except—</p> <ul style="list-style-type: none"> <li>(i) a stairway platform lift; and</li> <li>(ii) a low-rise platform lift.</li> </ul> <p>(i) Lighting in accordance with AS 1735.12 for all enclosed lift cars.</p> <p>(j) For all lifts serving more than 2 levels -</p> <ul style="list-style-type: none"> <li>(i) automatic audible information within the lift car to identify the level each time the car stops; and</li> <li>(ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and</li> <li>(iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20(iii)- 80 dB(A) at a maximum frequency of 1500 Hz.</li> </ul> <p>(k) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to(k)signal that the call has been received, for all lifts except a stairway platform lift.</p>	
F4D5	<p><b>Accessible Sanitary Facilities</b></p> <p>(a) In a building required to be accessible— accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and</p> <p>(b) accessible unisex showers must be provided in accordance with F4D7; and</p> <p>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets</p> <ul style="list-style-type: none"> <li>(i) at least one sanitary compartment for each sex suitable for persons with ambulant disability in accordance</li> </ul>	<p>Compliance achievable.</p> <p>Note that separate facilities are required to be provided for use by staff and students as prescribed by the BCA.</p> <p>Further details of the proposed accessible sanitary facility layout is required to further assess for compliance.</p>

Part D3 – Access for People with a Disability		
Clause	Description	Commentary
	<p>with AS 1428.1 must be provided; and</p> <p>(ii) unless otherwise permitted by F4D4(3), (4) or (7) any required male ambulant sanitary compartment must(ii)be separate to any required female ambulant sanitary compartment; and</p> <p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and(d)adequate means of disposal of sanitary products; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved(f)for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p>	
F4D6	<p><b>Accessible unisex sanitary compartments</b></p> <p>1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each Class of building is as follows:</p>	<p>Compliance achievable.</p> <p>Note that separate facilities are required to be provided for use by staff</p>

Part D3 – Access for People with a Disability		
Clause	Description	Commentary
	<ul style="list-style-type: none"> <li>For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans– <ul style="list-style-type: none"> <li>1 on every storey containing sanitary compartments; and</li> <li>where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</li> </ul> </li> </ul>	<p>and students as prescribed by the BCA.</p> <p>Further details of the proposed ambulant sanitary facilities layout is required to further assess for compliance.</p>

AS1428.1-2009 – Design for Access and Mobility		
Clause	Description	Commentary
6.2	<p><b>Heights of a continuous accessible path of travel</b></p> <p>Minimum unobstructed height of accessible path of travel to be 2.0m or 1.98m at doors</p>	Compliance readily achievable
6.3	<p><b>Width of Accessible Path</b></p> <p>Minimum unobstructed width of accessible path of travel to be 1.0m. Fixtures and fittings, including skirtings not to intrude.</p>	Compliance readily achievable
6.4	<p><b>Passing space for wheelchairs - 6.4 of AS1428.1</b></p> <p>Passing space for 2 persons using wheelchairs to be minimum 1.8m width and 2.0m length, spaced no more than 20m apart</p>	Compliance readily achievable
6.5	<p><b>Circulation Space for Wheelchair Turns</b></p> <p>The accessible areas must allow for sufficient dimensions to allow for the following turns to be undertaken by a wheelchair :</p> <ul style="list-style-type: none"> <li>60° to 90° – 1500mm x 1500mm with splay</li> <li>30° to 60° – 500mm x 500mm internal splay</li> <li>90° to 180° – 2070mm long (in the direction of travel) x 1.54m wide</li> </ul>	Compliance readily achievable
7	<p><b>Floor Surfaces of Accessible Paths</b></p> <p>Provide a smooth transition between abutting surfaces. A construction tolerance of 3mm for vertical differences is allowable or 5mm where edges are rounded or beveled. For paved</p>	Compliance readily achievable– further details to be provided as design develops

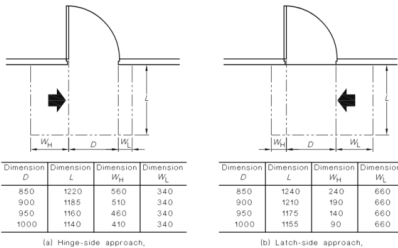
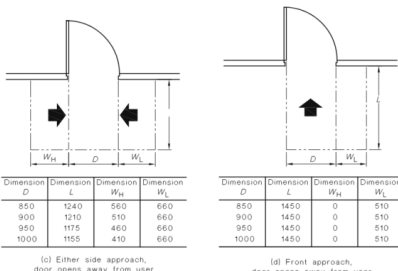
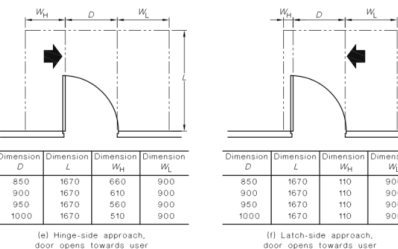
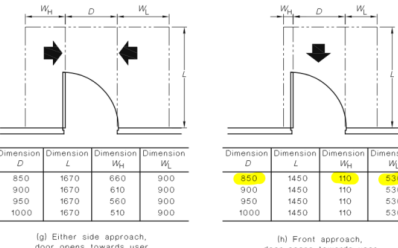
AS1428.1-2009 – Design for Access and Mobility		
Clause	Description	Commentary
	<p>surfaces with raked joints, a joint variation between the mortar joint and top of paving shall not exceed 2mm.</p> <p>Particular attention should be paid to junctions of new and existing surfaces.</p> <p>All new floor surfaces must achieve an appropriate non-slip finish. R10/P3 recommended for dry floors and R11/P4 for wet floors.</p> <p>Carpets and other soft coverings:</p> <ul style="list-style-type: none"> <li>The pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm – 15mm respectively</li> <li>Grates along an accessible path of travel – the openings shall not exceed 13mm in diameter</li> </ul>	
10	<p><b>Walkways, Ramps and Landings -</b></p> <p>Walkways, ramps and landings provided along an accessible path must comply with Clause 10 of AS1428.1(2009). Refer to item 31.</p> <p><b>Landings</b></p> <ul style="list-style-type: none"> <li>Walkways and ramps - No change in direction - length not less than 1200mm. Where there is change in direction not exceeding 90° the landing shall be not less than 1500mm</li> </ul> <p><b>Step ramp</b></p> <ul style="list-style-type: none"> <li>the length shall not be less than 1200mm in the direction of travel.</li> <li>Change in direction the length shall be a min of 1500mm</li> </ul> <p><b>Kerb ramps</b></p> <ul style="list-style-type: none"> <li>The length of landings shall not be less than 1200mm.</li> <li>T-junction – min of 1500mmx 2000mm.</li> </ul>	<p>Compliance readily achievable– further details to be provided as design develops</p> <p>Details including proposed gradients, RLs, handrail and tactile details to be provided for further review as the design develops</p>

AS1428.1-2009 – Design for Access and Mobility		
Clause	Description	Commentary
	<ul style="list-style-type: none"> <li>Single change in direction shall be 1500mm x 1500mm.</li> </ul>	
11	<p><b>Stairways</b></p> <p>All new stairways must comply with Part 11 of AS1428.1-2009 being opaque risers and 30% contrasting nosing's, stairs should contain at least 2 steps and no more than 18 in each flight.</p> <p>Stairs and landings within a fire isolated exits must comply with Part 11.1 (f) and (g) being 30% contrasting nosing strips.</p> <p>The strip shall have a maximum of 15mm from the front of nosing, be between 50mm – 75mm deep across the full width of the stair. The nosing shall not extend further than 10mm down the riser.</p> <p>TGSIs are required at the top and bottom of the stair.</p>	<p>Compliance readily achievable– further details to be provided as design develops</p> <p>Further details of all proposed stairways to be provided as the design develops</p>
12	<p><b>Handrails</b></p> <p>Accessible handrails are to be provided to all new stairs and ramps in accordance with AS1428.1-2009. Notably 1:10 step ramps that are no longer than 1900mm need not comply.</p> <p>Accessible Handrails are required to be on both sides of accessible stairs with extensions and design requirements in accordance with AS1428.1-2009 as follows:</p> <ul style="list-style-type: none"> <li>Handrails to be provided to both sides of the stair</li> <li>Handrails to extend 300mm past the top riser, parallel to the floor</li> <li>At the base of the stairs, handrails must extend one tread width, continuing the angle of the handrail, plus 300mm</li> <li>Handrails to be installed at a continuous height of between 865mm and 1000mm above the nosing of the stairs as well as</li> </ul>	<p>Compliance readily achievable– further details to be provided as design develops</p> <p>Further details of all proposed stairways to be provided as the design develops</p>

AS1428.1-2009 – Design for Access and Mobility		
Clause	Description	Commentary
	<p>between 665mm – 750mm for primary school users</p> <ul style="list-style-type: none"> <li>Where a balustrade is required at greater height, both shall be provided</li> <li>Provide circular or elliptical handrails with a diameter of 3050mm for not less than 270° around the uppermost surface</li> <li>Handrails must be securely fixed and rigid with the ends turned downwards through an angle of 180° for a minimum of 100mm, return to an end post or returned away to side wall</li> <li>Exposed edges and corners of handrails must be finished with a safety radius of not less than 5mm</li> <li>Provide a clearance of not less than 50mm between the handrail and adjacent wall or other obstruction. This clearance to extend above the handrail by no less than 600mm</li> <li>Handrails must be constructed and fixed with no obstruction to the passage of a hand along the length of the rail</li> <li>Handrails must not encroach into circulation spaces such as at doorways.</li> </ul>	
	<p><b>Handrails to fire isolated stairs</b></p> <p>Handrails within fire isolated stairs serving storeys required to be accessible are to comply with the following;</p> <ul style="list-style-type: none"> <li>Handrails to be provided to one side of the stair</li> <li>Handrails must not encroach into circulation spaces such as at doorways</li> <li>Provide circular or elliptical handrails with a diameter of 3050mm for not less than 270° around the uppermost surface</li> <li>Exposed edges and corners of handrails must be finished with a safety radius of not less than 5mm</li> <li>Handrails to be installed at a continuous height throughout of between 865mm and 1000mm above the nosing of the stairs and landings</li> </ul>	<p>Compliance readily achievable– further details to be provided as design develops</p> <p>Further details of all proposed stairways to be provided as the design develops</p>

AS1428.1-2009 – Design for Access and Mobility		
Clause	Description	Commentary
	<ul style="list-style-type: none"> <li>Handrails must be securely fixed and rigid with the ends turned downwards through an angle of 180° for a minimum of 100mm, return to an end post or returned away to side wall</li> <li>Provide a clearance of not less than 50mm between the handrail and adjacent wall or other obstruction. This clearance to extend above the handrail by no less than 600mm</li> <li>Handrails must be constructed and fixed with no obstruction to the passage of a hand along the length of the rail</li> <li>The inside handrail at landings shall be continuous</li> <li>Where a balustrade is required at greater height, both shall be provided</li> </ul>	
13.1	<p><b>Doorways - Luminance Contrast</b></p> <p>All new doorways in accessible areas shall have a minimum luminance contrast of 30% provided between:</p> <ol style="list-style-type: none"> <li>door leaf and door jamb</li> <li>door leaf and adjacent wall</li> <li>architrave and wall</li> <li>door leaf and architrave; or</li> <li>door jamb and adjacent wall.</li> </ol> <p>The minimum width of the area of luminance contrast shall be 50mm.</p>	Compliance readily achievable– further details to be provided as design develops
13.2	<p><b>Clear Opening of Doorways</b></p> <p>All new doorways in accessible areas are to be a minimum of 850mm clear opening.</p> <p>Where there are multiple leaves, at least one leaf must be compliant and no less than 850mm clear.</p>	Compliance readily achievable– further details to be provided as design develops
13.3	<p><b>Circulation Space Around Accessible Doors</b></p> <p>All doors are to be provided with clear circulation space to meet Clause 13 of AS1428.1-2009 to allow a wheelchair user to approach and operate the door from the</p>	Compliance readily achievable– further details to be provided as design develops

# AS1428.1-2009 – Design for Access and Mobility

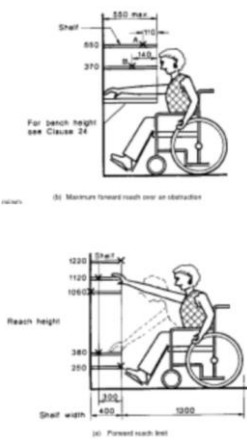
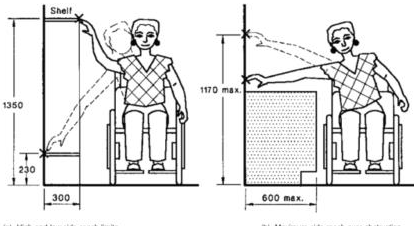
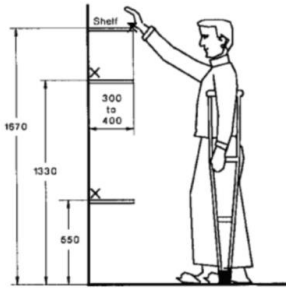
Clause	Description	Commentary
	<p>general corridors and from within the individual rooms, dependent on the type of door (sliding or swing) and the direction of approach</p>  <p>(a) Hinge-side approach, door opens away from user</p> <p>(b) Latch-side approach, door opens away from user</p>  <p>(c) Either side approach, door opens away from user</p> <p>(d) Front approach, door opens away from user</p> <p>LEGEND:  D = Clear opening of width of doorway  L = Length  W<sub>H</sub> = Width—hinge side  W<sub>L</sub> = Width—latch side  → = Direction of approach  --- = Circulation space</p> <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS</p>  <p>(e) Hinge-side approach, door opens towards user</p> <p>(f) Latch-side approach, door opens towards user</p>  <p>(g) Either side approach, door opens towards user</p> <p>(h) Front approach, door opens towards user</p> <p>LEGEND:  D = Clear opening of width of doorway  L = Length  W<sub>H</sub> = Width—hinge side  W<sub>L</sub> = Width—latch side  → = Direction of approach  --- = Circulation space</p> <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS</p>	

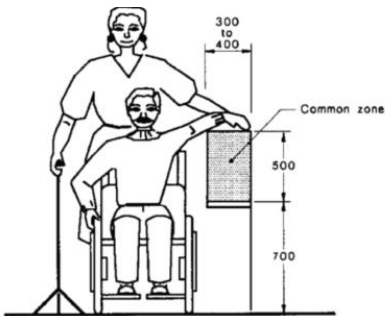
AS1428.1-2009 – Design for Access and Mobility		
Clause	Description	Commentary
	<p>FIGURE 32 CIRCULATION SPACES AT DOORWAYS WITH SLIDING DOORS</p>	
13.4	<p><b>Distance Between Successive Doorways</b></p> <p>The distance between doorways in vestibules, air locks and other similarly enclosed spaces shall be not less than 1450 mm.</p> <p>Where the doors encroach into space, the distance shall be not less than 1450 mm plus the door leaf width.</p>	<p>Compliance readily achievable where applicable– further details to be provided as design develops</p>
13.5	<p><b>Door Controls</b></p> <p>All new doors in accessible areas must be provided with handles and latching that allow single hand operation as follows at a height of 900mm-1100mm above FFL.</p> <p>D-lever type handles are typically recommended to swing type doors and D-pull handles should be provided to sliding doors.</p> <p>The clearance between the handle and the back plate or door face at the centre grip section of the handle shall be not less than 35mm and not more than 45mm.</p> <p>For doors other than fire doors and smoke</p>	<p>Compliance readily achievable– further details to be provided as design develops</p> <p>Further details of the GLS sliding doors are required to be provided confirming that the 20N force will not be exceeded during operation</p>

AS1428.1-2009 – Design for Access and Mobility		
Clause	Description	Commentary
	<p>doors where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the following:</p> <p>(i) To initially open the door      20N  (ii) To swing or slide the door      20N  (iii) To hold the door open between 60° and 90°      20N</p>	
13.5	<p><b>Automatic Door Controls</b></p> <p>Automatic door controls such as card readers shall be located no closer than 500mm from internal corners and shall have a surface gradient no steeper than 1:40.</p>	
14	<p><b>Switches and general purpose outlets</b></p> <p>All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners except where on the architrave on the latch side.</p>	<p>Compliance readily achievable where applicable– further details to be provided as design develops</p>

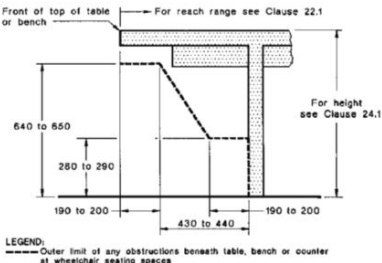


AS1428.2-1994 Design for Access and Mobility		
Clause	Description	Commentary
	The luminance factor of the surface of numbers, letters or symbols shall be not less than 0.3 (30%) different from their background.	
17.4	<p><b>Location of Signs</b></p> <p>Signs including symbols, numbering and lettering shall be located where they are clearly visible to people in both a seated and standing position.</p> <p>Signs should be placed within a zone at a height not less than 1400 mm and not more than 1600 mm above the plane of the finished floor.</p> <p>Where space in this zone is used up, the zone for placement of signs may be extended downward to not less than 1000 mm from the plane of the finished floor. This height assists people to read from either a seated or a standing position, and also assists people with low vision to read the information on the sign. Letters and symbols in relief assist people with severe visual disabilities</p> <p>Where a sign can be temporarily obscured, e.g. in a crowd, the sign should be placed at a height of not less than 2000 mm above the plane of the finished floor.</p>	Advisory note only
18.2	<p><b>Emergency Warning Systems Clause</b></p> <p>Emergency warning systems shall include both audible alarms complying with Clause 18.2.2 and visual alarms complying with Clause 18.2.3. This applies to emergency evacuation signals, traffic signals and audible alarms for safety.</p>	Advisory note only
22	<p><b>Reach Ranges</b></p> <p>Forward reach wheelchair users - If the clear floor space allows only forward approach to an object by a person in a wheelchair, objects shall be in the reach range shown in Figure 20(a). If the high forward reach is over an obstruction,</p>	Advisory note only

AS1428.2-1994 Design for Access and Mobility		
Clause	Description	Commentary
	<p>objects shall be within the reach range shown in Figure 20(b).</p> 	
22.2	<p><b>Side Reach</b></p> <p>Side reach wheelchair users - If the clear floor space allows parallel approach to an object by a person in a wheelchair, objects shall be in the reach range shown in Figure 21(a). If the side reach is over an obstruction, objects shall be within the reach range shown in Figure 21(b).</p> 	Advisory note only
22.3	<p><b>Reach Range for Ambulant Disabilities</b></p> 	Advisory note only
22.4	<p><b>Zone of Common Reach</b></p>	Advisory note only

AS1428.2-1994 Design for Access and Mobility		
Clause	Description	Commentary
	<p>The zone for reach to objects which will be suitable for both ambulant people with disabilities and wheelchair users.</p> <p>The zone of common reach includes those dimensions for shelves, fittings, kitchen and laundry equipment, and items such as vending machines and street furniture, that permit ease of reach for both people who are standing and people who are sitting.</p> <p>The zone is obtained by using the maximum reach sideways to a shelf for people sitting in a wheelchair and the lowest reach for people who are standing and may have stiff hips and knees or balance problems.</p> <p>The intention is that all critical controls, areas of operation and storage of equipment commonly used by most members of the community and people in a household will be placed within this zone of common reach.</p> 	
24	<p><b>Furniture and Fitments</b></p> <p>Tables, counters and worktops - No individual table, counter or worktop height and clearance beneath will suit all users with disabilities. A bench with easily adjustable height within the range of 700 mm to 850 mm from the finished floor is preferred. Some users will be unable to use a bench unless it is at the correct height.</p>	Advisory note only
24	<p><b>Accessible Counter Height</b></p>	Advisory note only

AS1428.2-1994 Design for Access and Mobility		
Clause	Description	Commentary
	Although not required to meet minimum regulatory compliance of the BCA, it is recommended that consideration be given to an accessible counter, being a height of 850mm $\pm$ 120mm and clear height underneath of 820mm $\pm$ 20mm.	
24	<b>Height of unit where a single table, counter or worktop only can be provided</b>  Where a single unit only is provided, the height to the top of the unit and the height beneath the unit shall be as follows: a. Height from the finished floor to the top of the unit: 850 $\pm$ 20 mm b. Height of clearance beneath the unit from the finished floor: 820 $\pm$ 20 mm.	Advisory note only
24	<b>Height of unit where two tables, counters or worktops can be provided</b>  Where two units are provided, the height to the top of each unit and clearance beneath each unit shall be as follows: a. Height from the finished floor to the top of the unit: (i) 1st unit: 750 $\pm$ 20 mm (ii) 2nd unit: 850 $\pm$ 20 mm b. Height of clearance beneath unit, from the finished floor: (i) 1st unit: 730 $\pm$ 20 mm (ii) 2nd unit: 820 $\pm$ 20 mm.	Advisory note only
24	<b>Width of Seating Spaces</b>  In order to provide a wheelchair seating space, the minimum clearance width between the legs or other fixtures beneath a table, counter or worktop on at least one accessible face of the unit shall be 800 mm.	Advisory note only
24	<b>Knee and Foot Clearance</b>  A minimum clearance beneath the table, counter or worktop at wheelchair seating spaces shall be maintained. Pedestal tables and tables	Advisory note only

AS1428.2-1994 Design for Access and Mobility		
Clause	Description	Commentary
	<p>with splayed legs are not recommended. Tables with corner legs are preferred.</p>  <p>Front of top of table or bench</p> <p>For reach range see Clause 22.1</p> <p>640 to 650</p> <p>280 to 290</p> <p>190 to 200</p> <p>430 to 440</p> <p>For height see Clause 24.1</p> <p>LEGEND: --- Outer limit of any obstructions beneath table, bench or counter at wheelchair seating spaces</p>	
24.2	<p><b>Storage</b></p> <p>Accessible storage facilities such as cabinets, shelves, cupboards and drawers shall comply with the following:</p> <ul style="list-style-type: none"> <li>• Clear floor space A clear floor space of not less than 800 mm x 1300 mm that allows either a forward or parallel approach by a person using a wheelchair shall be provided at accessible storage facilities</li> <li>• Height Accessible storage spaces shall be within one of the reach ranges specified in Clause 22. Clothes-hanging rods or hooks shall be a maximum of 1350 mm from the floor (see Figure 28)</li> <li>• Hardware for accessible storage facilities shall comply with Clause 23. Touch latches and D-shaped pulls are acceptable.</li> <li>• Sliding doors on cupboards are preferred. These allow manoeuvring space for wheelchairs and reduce the risk of injury to visually impaired people. Lightweight gliders should be installed for drawers.</li> </ul>	Advisory note only

## 4 Appendix A – Architectural Plans Reviewed

The following documentation, prepared by Bennett and Trimble was used in the assessment and preparation of this report: -

Drawing No.	Title	Date	Drawn By	Revision
21466-NBRS-DR-A-0201	SITE PLAN	15/07/2022	NBRS Architecture	7
21466-NBRS-DR-A-0212	OVERALL LEVEL 1 PLAN	15/07/2022	NBRS Architecture	7
21466-NBRS-DR-A-0213	OVERALL LEVEL 2 PLAN	15/07/2022	NBRS Architecture	7
21466-NBRS-DR-A-0214	OVERALL ROOF PLAN	15/07/2022	NBRS Architecture	3
21466-NBRS-DR-A-1111	BLOCK A -GF PLAN -WEST	15/07/2022	NBRS Architecture	3
21466-NBRS-DR-A-1112	BLOCK A -GF PLAN -EAST	15/07/2022	NBRS Architecture	2
21466-NBRS-DR-A-1113	BLOCK A -L1 PLAN -WEST	15/07/2022	NBRS Architecture	3
21466-NBRS-DR-A-1114	BLOCK A -L1 PLAN -EAST	15/07/2022	NBRS Architecture	3
21466-NBRS-DR-A-1115	BLOCK A -L2 PLAN -WEST	15/07/2022	NBRS Architecture	2
21466-NBRS-DR-A-1116	BLOCK A -L2 PLAN -EAST	15/07/2022	NBRS Architecture	2
21466-NBRS-DR-A-1117	BLOCK A -ROOF PLAN -WEST	15/07/2022	NBRS Architecture	3
21466-NBRS-DR-A-1118	BLOCK A -ROOF PLAN -EAST	15/07/2022	NBRS Architecture	2
21466-NBRS-DR-A-1121	BLOCK B -GF PLAN -WEST	15/07/2022	NBRS Architecture	3
21466-NBRS-DR-A-1122	BLOCK B -GF PLAN -EAST	15/07/2022	NBRS Architecture	2
21466-NBRS-DR-A-1123	BLOCK B -L1 PLAN -WEST	15/07/2022	NBRS Architecture	2
21466-NBRS-DR-A-1124	BLOCK B -L1 PLAN -EAST	15/07/2022	NBRS Architecture	2
21466-NBRS-DR-A-1125	BLOCK B -L2 PLAN -WEST	15/07/2022	NBRS Architecture	3
21466-NBRS-DR-A-1126	BLOCK B -L2 PLAN -EAST	15/07/2022	NBRS Architecture	2
21466-NBRS-DR-A-1127	BLOCK B -ROOF PLAN -WEST	15/07/2022	NBRS Architecture	3

Drawing No.	Title	Date	Drawn By	Revision
21466-NBRS-DR-A-1128	BLOCK B -ROOF PLAN -EAST	15/07/2022	NBRS Architecture	2
21466-NBRS-DR-A-1131	BLOCK C -GF PLAN -NORTH	15/07/2022	NBRS Architecture	4
21466-NBRS-DR-A-1132	BLOCK C -GF PLAN -SOUTH	15/07/2022	NBRS Architecture	2
21466-NBRS-DR-A-1133	BLOCK C -L1 PLAN -NORTH	15/07/2022	NBRS Architecture	3
21466-NBRS-DR-A-1134	BLOCK C -L1 PLAN -SOUTH	15/07/2022	NBRS Architecture	2
21466-NBRS-DR-A-1135	BLOCK C -L2 PLAN -NORTH	15/07/2022	NBRS Architecture	3
21466-NBRS-DR-A-1136	BLOCK C -L2 PLAN -SOUTH	15/07/2022	NBRS Architecture	2
21466-NBRS-DR-A-1137	BLOCK C -ROOF PLAN -NORTH	15/07/2022	NBRS Architecture	3
21466-NBRS-DR-A-1138	BLOCK C -ROOF PLAN -SOUTH	15/07/2022	NBRS Architecture	2
21467-NBRS-DR-A-1141	BLOCK D -GF PLAN -NORTH	15/07/2022	NBRS Architecture	5
21467-NBRS-DR-A-1142	BLOCK D -GF PLAN -SOUTH	15/07/2022	NBRS Architecture	2
21467-NBRS-DR-A-1143	BLOCK D -L1 PLAN -NORTH	15/07/2022	NBRS Architecture	3
21467-NBRS-DR-A-1144	BLOCK D -L1 PLAN -SOUTH	15/07/2022	NBRS Architecture	2
21467-NBRS-DR-A-1145	BLOCK D -L2 PLAN -NORTH	15/07/2022	NBRS Architecture	3
21467-NBRS-DR-A-1146	BLOCK D -L2 PLAN -SOUTH	15/07/2022	NBRS Architecture	2
21467-NBRS-DR-A-1147	BLOCK D -ROOF PLAN -NORTH	15/07/2022	NBRS Architecture	4
21467-NBRS-DR-A-1148	BLOCK D -ROOF PLAN -SOUTH	15/07/2022	NBRS Architecture	2
21467-NBRS-DR-A-1151	BLOCK E -GF PLAN -WEST	15/07/2022	NBRS Architecture	5
21467-NBRS-DR-A-1152	BLOCK E -GF PLAN -EAST	15/07/2022	NBRS Architecture	2
21467-NBRS-DR-A-1153	BLOCK E -L1 PLAN -WEST	15/07/2022	NBRS Architecture	2

Drawing No.	Title	Date	Drawn By	Revision
21467-NBRS-DR-A-1154	BLOCK E -L1 PLAN -EAST	15/07/2022	NBRS Architecture	5
21467-NBRS-DR-A-1155	BLOCK E -L2 PLAN -WEST	15/07/2022	NBRS Architecture	5
21467-NBRS-DR-A-1156	BLOCK E -L2 PLAN -EAST	15/07/2022	NBRS Architecture	2
21467-NBRS-DR-A-1157	BLOCK E -ROOF PLAN -WEST	15/07/2022	NBRS Architecture	3
21467-NBRS-DR-A-1158	BLOCK E -ROOF PLAN -EAST	15/07/2022	NBRS Architecture	2
21467-NBRS-DR-A-1161	BLOCK F -GF PLAN	15/07/2022	NBRS Architecture	4
21467-NBRS-DR-A-1162	BLOCK F -L1 PLAN	15/07/2022	NBRS Architecture	4
21467-NBRS-DR-A-1163	BLOCK F -L2 PLAN	15/07/2022	NBRS Architecture	4
21467-NBRS-DR-A-1164	BLOCK F -ROOF PLAN	15/07/2022	NBRS Architecture	3
21467-NBRS-DR-A-1171	BLOCK G -GF PLAN -NORTH	15/07/2022	NBRS Architecture	2
21467-NBRS-DR-A-1172	BLOCK G -GF PLAN -SOUTH	15/07/2022	NBRS Architecture	3
21467-NBRS-DR-A-1173	BLOCK G -GF PLAN -EAST	15/07/2022	NBRS Architecture	2
21467-NBRS-DR-A-1174	BLOCK G -GF PLAN -WEST	15/07/2022	NBRS Architecture	2
21467-NBRS-DR-A-1177	BLOCK G -ROOF PLAN -NORTH	15/07/2022	NBRS Architecture	2
21467-NBRS-DR-A-1178	BLOCK G -ROOF PLAN -SOUTH	15/07/2022	NBRS Architecture	1
21467-NBRS-DR-A-1179	BLOCK G -ROOF PLAN -EAST	15/07/2022	NBRS Architecture	1
21467-NBRS-DR-A-1180	BLOCK G -ROOF PLAN -WEST	15/07/2022	NBRS Architecture	1
21466-NBRS-DR-A-3111	BLOCK A -ELEVATIONS SHEET 1	15/07/2022	NBRS Architecture	1
21466-NBRS-DR-A-3112	BLOCK A -ELEVATIONS SHEET 2	15/07/2022	NBRS Architecture	1
21466-NBRS-DR-A-3113	BLOCK A -ELEVATIONS SHEET 3	15/07/2022	NBRS Architecture	1
21466-NBRS-DR-A-3121	BLOCK B -ELEVATIONS SHEET 1	15/07/2022	NBRS Architecture	1
21466-NBRS-DR-A-3122	BLOCK B -ELEVATIONS SHEET 2	15/07/2022	NBRS Architecture	1

Drawing No.	Title	Date	Drawn By	Revision
21466-NBRS-DR-A-3123	BLOCK B -ELEVATIONS SHEET 3	15/07/2022	NBRS Architecture	1
21466-NBRS-DR-A-3131	BLOCK C -ELEVATIONS SHEET 1	15/07/2022	NBRS Architecture	1
21466-NBRS-DR-A-3132	BLOCK C -ELEVATIONS SHEET 2	15/07/2022	NBRS Architecture	1
21467-NBRS-DR-A-3141	BLOCK D -ELEVATIONS SHEET 1	15/07/2022	NBRS Architecture	1
21467-NBRS-DR-A-3142	BLOCK D -ELEVATIONS SHEET 2	15/07/2022	NBRS Architecture	1
21467-NBRS-DR-A-3151	BLOCK E -ELEVATIONS SHEET 1	15/07/2022	NBRS Architecture	1
21467-NBRS-DR-A-3152	BLOCK E -ELEVATIONS SHEET 2	15/07/2022	NBRS Architecture	1
21467-NBRS-DR-A-3161	BLOCK F -ELEVATIONS SHEET 1	15/07/2022	NBRS Architecture	1
21467-NBRS-DR-A-3162	BLOCK F -ELEVATIONS SHEET 2	15/07/2022	NBRS Architecture	1
21467-NBRS-DR-A-3711	BLOCK G ELEVATIONS SHEET 1	15/07/2022	NBRS Architecture	1
21467-NBRS-DR-A-3712	BLOCK G ELEVATIONS SHEET 2	15/07/2022	NBRS Architecture	1
21467-NBRS-DR-A-3713	BLOCK G ELEVATIONS SHEET 3	15/07/2022	NBRS Architecture	1
21467-NBRS-DR-A-3714	BLOCK G ELEVATIONS SHEET 4	15/07/2022	NBRS Architecture	1



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