

Job No: IAC-1398

Wednesday, 12 May 2021

**RICHARD CROOKES CONSTRUCTIONS
LEVEL 3
BROADCAST WAY
ARTARMON NSW 2064**

Reference: **New Primary School in Edmondson Park
Buchan Avenue Edmondson Park NSW 2174**

Attention: Mr Isaac Pinkerton

Dear Mr Pinkerton

Thank you for inviting iAccess Consultants to undertake this access report on the SSDA documentation prepared for this project. This report is to be read in conjunction with the markup plans prepared for this project.

This access report has been structured in accordance with the provisions of the Disability (Access to Premises) Standard 2010 as well as the provisions of the relevant Australian Standards.

Detailed documentation addressing the specific details and requirements of the access legislation, codes and standards will need to be documented in the future stages of the project delivery process.

This report identifies the access design issued which will need to be addressed by the project team as the design for this project progresses.

Please do not hesitate to contact us should you wish to discuss any aspect of this Access Report.

Yours sincerely,



RICHARD SEIDMAN

M.PropDev, BArch (Hons), Diploma in Access
ARB Reg No 4829
ACAA (Accredited Access Consultant No 330),
Livable Housing Registered Assessor 10041



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ACCESS REPORT – SSSA REPORT

**NEW PRIMARY SCHOOL IN EDMONDSON PARK
BUCHAN AVENUE
EDMONDSON PARK NSW 2174**

Prepared by

iAccess Consultants

A division of iAccess Group Pty Ltd

ABN 37 002 648 615

Revision **[B]**

12 May 2021

Document Control

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 Buchan Ave
 Edmondson Park NSW 2174 Access

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The following report register documents the development and issue of this and each subsequent report(s) undertaken by iAccess Consultants.

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-	Access report prepared and issued to client	4 May 2021
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Authorisation and Review Provided By:



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Abbreviations

The following abbreviations are employed in this Checklist:

ACAA	Association of Consultants in Access Australia
AS	Australian Standard
BCA	Building Code of Australia
NCC	National Construction Code
Dts	Deemed to satisfy
CAPT	Continuous Accessible Path of Travel
GPO	General Power Outlet
USAT	Unisex Accessible Sanitary Toilet
AFFL	Above Finished Floor Level
TGSI	Tactile Ground Surface Indicator
PPE	Principal Pedestrian Entrance
DAPB	Designated Accessible Parking Bay

Legend

The following list of differing colour toning are indicators of access compliance throughout this report:

	Compliant
	Not Compliant
	Information to be provided

Examples of these compliance summaries include:

Compliance: An accessible path of travel is provided from the set-down point to the Principal Pedestrian Entry to the event.

Compliance: Door circulation zones are not compliant. Ensure door latch-side clearance achieves a minimum of 530mm.

Compliance: The doorways luminance contrast levels is not able to be assessed. Information is to be provided.

1. EXECUTIVE SUMMARY

This access report has been prepared at the request of Richard Crookes Constructions to provide commentary on the SSDA documentation for the new development of a new Primary School in Edmondson Park.

The purpose of this access report is to highlight and review key accessible topics as they relate to design elements of the proposed development. The key accessible areas are mainly in relation to the requirements of the NCC Section D, Access and Egress and AS1428.1:2009 Design for access and mobility.

There is generally a high level of compliance throughout the project, however there are many items that require more information.

The SSDA seeks approval for a new core 35 primary school accommodating 1,012 students and a cold shell 40 place pre-school at the site. The works comprise:

- Site preparation and excavation;
- Land use for the purpose of a new primary school and pre-school;
- Construction of new buildings including:
 - A three storey building on the western portion of the site primarily addressing Faulkner Way comprising 36 home bases, 4 special support unit teaching spaces, staff room, administration office at the ground floor and library at the first floor addressing the corner of Buchan Avenue and Faulkner Way, and student amenities;
 - A single storey cold shell preschool building for educational programs for children the year before they commence kindergarten, accommodating 40 places. The pre-school building will be connected at the southern end of the three storey building; and
 - A single storey building on the eastern portion of the site comprising a communal hall, out of school hours care facility, 8 home bases and covered outdoor learning area.
- Landscaping and public domains works including tree planting, a sports court and creation of various assembly, play and learning zones;
- A drop-off and pick-up zone, and bus zone on Buchan Avenue;
- An at-grade staff carpark in the southern part of the site with ingress and egress provided off Faulkner Way at the south-west corner of the site;
- Primary pedestrian entrance from Buchan Avenue and an additional entrance on Faulkner Way for the ground floor support unit; and
- Other ancillary infrastructure and utilities works and digital signage. This report confirms that the provisions for compliance with the accessible requirements nominated in the Disability (Access to Premises – Building) Standard 2010 where possible have been incorporated into the design provided.

1.1. Building Classification

The NCC classification for this Development is *Class 9b - An assembly building*

1.2. Report Exclusions

The assessment discussed in this report is limited to the scope of works nominated in the above Executive Summary.

1.3. Performance Based Design Solutions

The design will rely on the following Performance Solutions yet to be prepared:

- Detailing of sliding doors between GLAs addressing latchside clearances

1.4. Equitable Egress Strategy - NCC Clauses DP4 & DP6

An NCC Deemed to Satisfy solution addressing egress from a building satisfies the provisions of NCC Performance Requirements DP4 and DP6.

1.5. NCC Clause D3.4 Concession

The NCC Clause **D3.4** provides a concession for accessibility to particular areas/rooms:

- 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 (a) or (b).*

The building will have several rooms where the NCC **D3.4** concession applies:

- Plant/mech. rooms
- Storerooms
- Equipment stores
- Cleaners' areas

1.6. Architecture Documentation

This SSDA Access Report references the following documentation.

AR-W-DW-0000-PDF

AR-W-DW-1001-PDF

AR-W-DW-2000-PDF

AR-W-DW-2001-PDF

AR-W-DW-2002-PDF

AR-W-DW-2100-PDF

AR-W-DW-2101-PDF

AR-W-DW-2102-PDF

AR-W-DW-2103-PDF

AR-W-DW-3100-PDF

AR-W-DW-3101-PDF

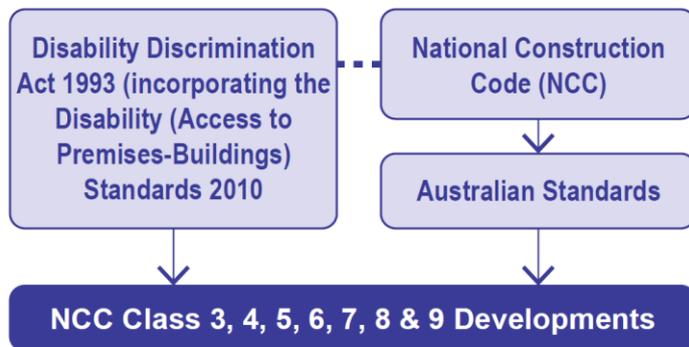
AR-W-DW-3102-PDF

AR-W-DW-3400-PDF

AR-W-DW-3401-PDF

2. STATUTORY FRAMEWORK

The legislation addressing accessibility is documented in the following Act, Code and Standards:



2.1. Disability Discrimination Act 1992

Section 23 of the Disability Discrimination Act 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 Disability Discrimination Act 1992 is complaints-based legislation and the Commissioner once having heard and assessed the level of discrimination may issue orders to rectify.

2.2. Legislative Framework

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010 (DDA 1992)
- National Construction Code (BCA 2019 Volume 1 Amendment 1)
- AS1428.1:2009 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
- AS1428.5:2010 Design for access and mobility - Communication for people who are deaf or hearing impaired.
- AS1680.2.1:2008 Interior and workplace lighting - Specific applications - Circulation spaces and other general areas
- AS1735.12:2020 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

Disability Standards for Education 2005 (As revised 12 March 2021)

3. ACCESS REPORT

3.1. Access Report Preamble

The Access Report following has adopted the headings of the Disability (Access to Premises) Standard 2010. The Standard provides a framework for analysis and when coupled with the technical provisions of the Building Code of Australia and the provisions of Australian Standards AS1428

Australian Standards provide certainty and direction to address accessibility compliance.

3.2. Continuous Accessible Paths of Travel

NCC Reference:	D3.2 Access to buildings D3.3 Parts of buildings to be accessible
Australian Standard Reference:	Clause 6 (Continuous Accessible Paths of Travel) of AS1428.1 2009 AS 1428.4.1 2009 Design for access and mobility - Means to assist the orientation of people with vision impairment

3.2.1. Preamble

This section discusses Continuous Accessible Paths of Travel (CAPT) throughout the external and internal areas of the proposed development.

The school premises have multiple functions which require the provision of accessible access to the site at different times of the day and at different locations across the site.

Compliance: Detailed documentation will need to be provided so that the assessment of the accessible paths of travel across the campus can be determined.

3.2.2. CAPT – Requirements to be satisfied

The requirements for Continuous Accessible Paths of Travel is noted in the National Construction Code at Clauses DP1 and D3.2:

A continuous accessible path of travel to accessible facilities will need to be provided to enable people to ‘*approach the building from the road boundary*’ so that they can ‘*access work and public spaces, accommodation and facilities for personal hygiene*’ in accordance with the requirements of **DP1** of the National Construction Code 2016.

The NCC Clause **D3.2(a)** identifies that

An accessway must be provided to a building required to be accessible—

- i. from the main points of a pedestrian entry at the allotment boundary; and*
- ii. from another accessible building connected by a pedestrian link; and*
- iii. from any required accessible carparking space on the allotment.*

Compliance: Detailed documentation will need to be provided so that the assessment of the accessible paths of travel across the campus can be determined.

3.2.3. Site

The proposed development is located on Buchan Ave Edmondson Park:



Figure 1 –Location plan

The site has multiple access points. Parking is proposed at grade.

- Main entry from Buchan Avenue
- Secondary entry off Faulkner Way through a switchback 1:20 ramp
- Entry to carpark off Faulkner Way

3.2.4. Pavement Luminance Contrast

Where there is alignment between the pavement and driveway, as a minimum, the luminance contrast between the finishes will need to be 30%.

Compliance: Future documentation will need to nominate the luminance contrast between pavement finishes.

3.2.5. Lighting Levels

The lighting level along paths of travel will need to achieve a minimum level of 150lx as noted at Clause 19 of AS1428.2:1992 or the minimum lighting levels noted at AS1680.

Compliance: Confirmation of the lighting levels nominated in the Australian Standards AS1428.2:1992 and AS1680.2.1:2008 will be required to be provided as part of the certification requested for the issue of the Access Installation Certificate at OC stage.

3.2.6. Height and Width of Continual Accessible Paths of Travel

The minimum unobstructed height of a continuous accessible path of travel shall be 2000mm or 1980mm at doorways.

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:

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

If possible, the paths of travel should have a minimum width of 1800mm to accommodate the number of students transitioning between areas at the various times of the day.

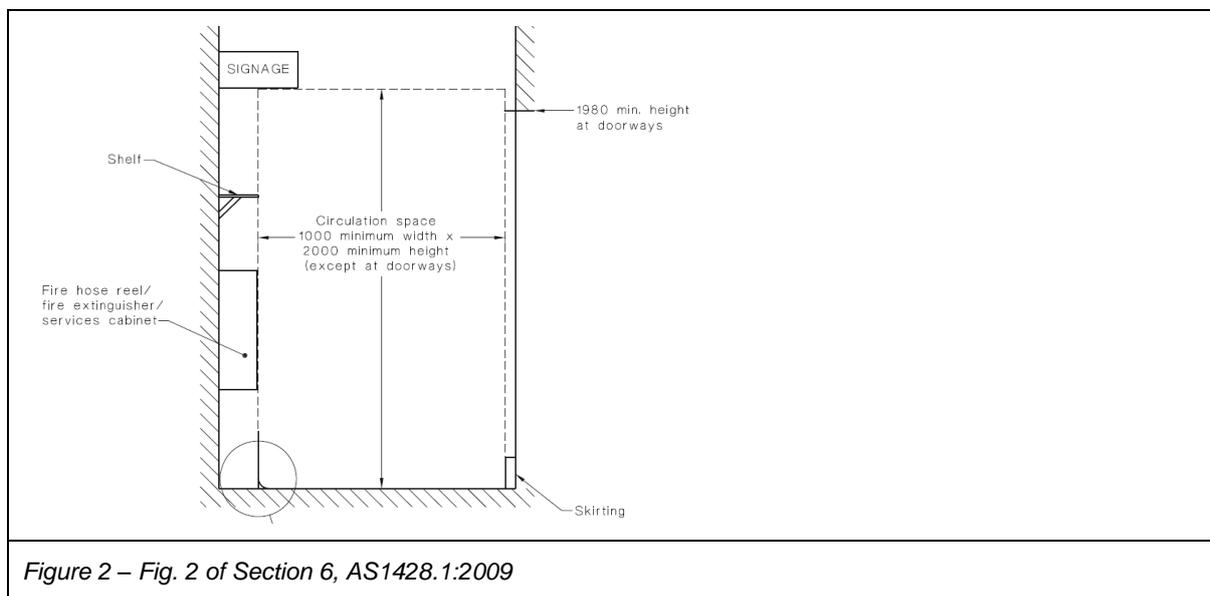


Figure 2 – Fig. 2 of Section 6, AS1428.1:2009

Compliance: It has been assumed that this requirement is satisfied by this design.

3.2.7. Passing Spaces

Where the length of the Paths of Travel is longer than 20m, an 1800 x 2000mm passing bay is required to be provided in accordance with the provisions of Clause 6.4 of AS1428.1:2009.

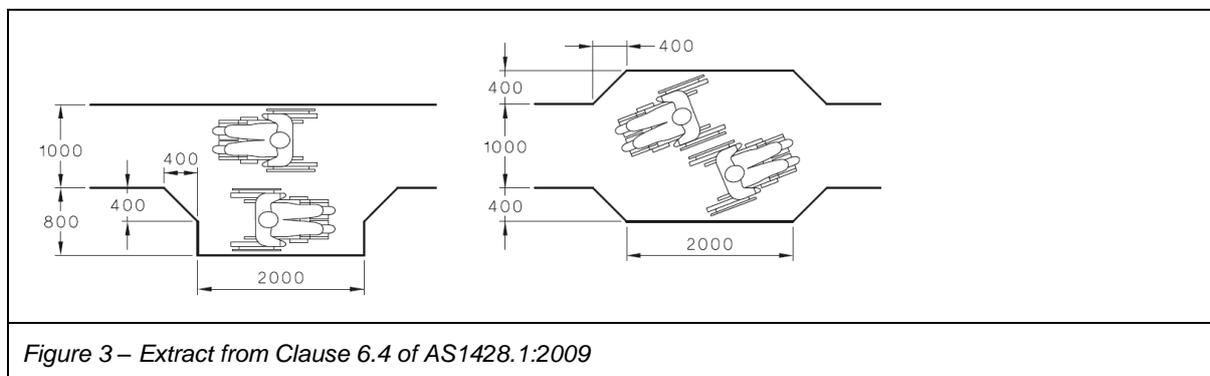


Figure 3 – Extract from Clause 6.4 of AS1428.1:2009

Compliance: The plans provided indicate that this requirement is capable of being satisfied.

3.2.8. Circulation Zones

A minimum pathway of 1m width is required throughout all accessible areas.

The design also requires locations where a wheelchair user can make a 180deg turn (1540 x 2070mm) at corridor/pathway ends in accordance with the provisions of Fig. 5, Clause 6 of AS1428.1 2009 as well as 1500x1500 circulation zones where the path of travel changes direction.

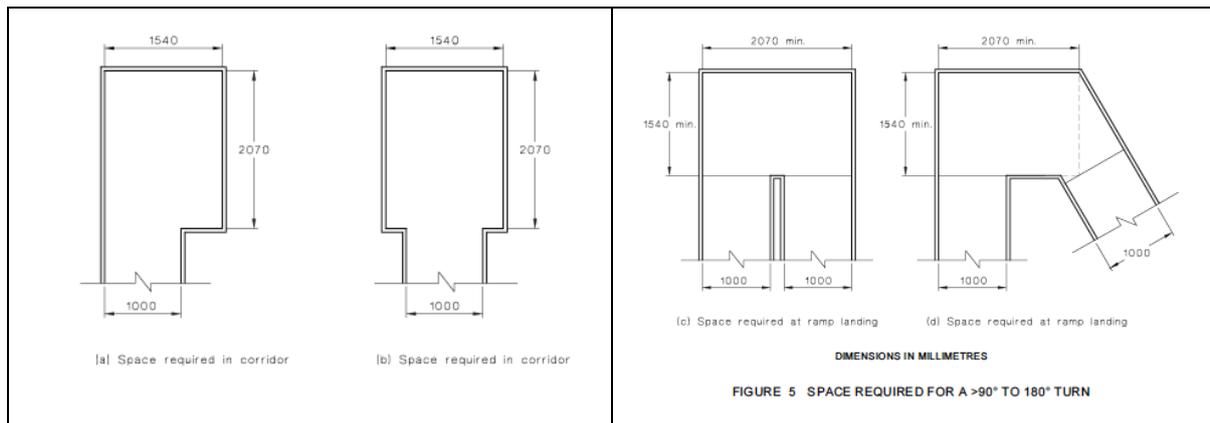


Figure 4 – Fig.3 Section 6 AS1428.1 2009

Figure 5 – Fig.5 Section 6 AS1428.1 2009

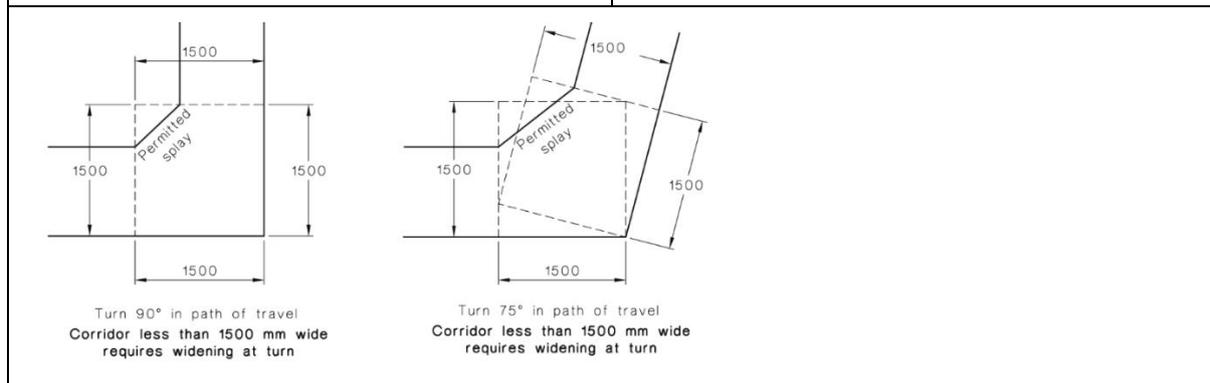


Figure 6 – Fig.4 Section 6 AS1428.1 2009

Compliance: Future documentation will need to be provided detailing the change in direction locations

3.2.9. Path of travel within playground area

The site slopes slightly. The landscape design will need to detail an accessible path of travel at ground level which will allow students with accessible needs to access the various areas of the playground.

Special attention is directed to the length of 1:20 walkways and the detailing required for walkways.

Compliance: Future documentation will need to be provided indicating the paths of travel within the playground areas.

3.3. Visual Indicators on Glazing

NCC Reference:	D3.2 Access to buildings D3.3 Parts of buildings to be accessible D3.12 Glazing to accessways
Australian Standard Reference:	Clause 6.6 (Visual Indicators on Glazing) of AS1428.1 2009 AS 1428.4.1 2009 Design for access and mobility - Means to assist the orientation of people with vision impairment

3.3.1. Visual Indicators to glazing

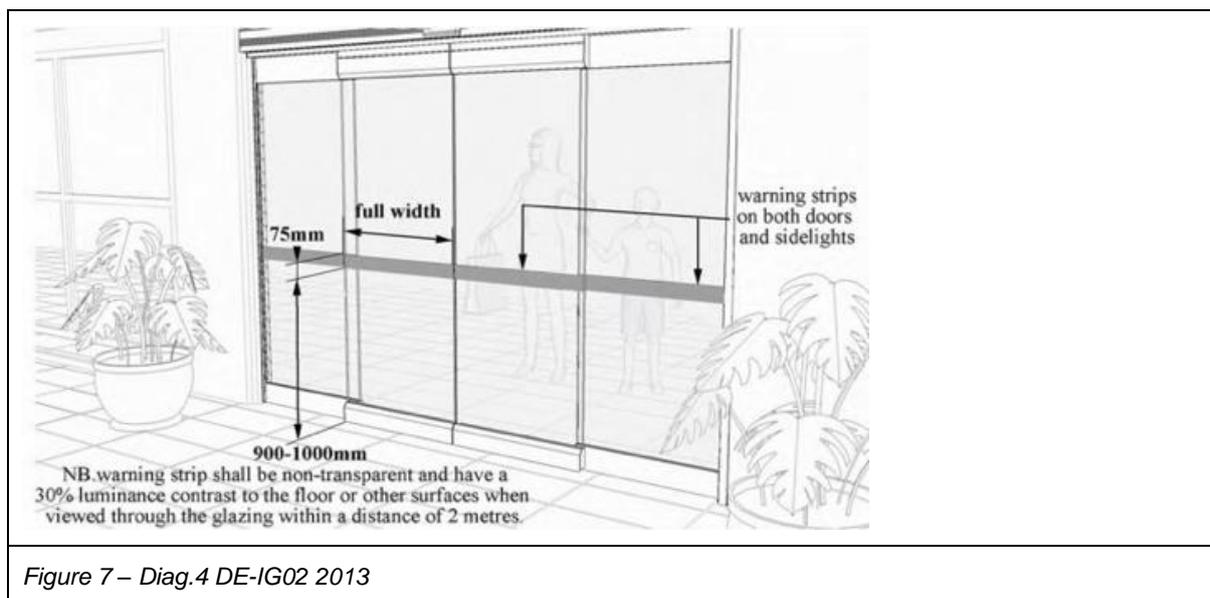
The elevations will indicate the locations where full height glass doors and side lights are located. The plans do not indicate the application of visual indicators to locations where full height glazing is located.

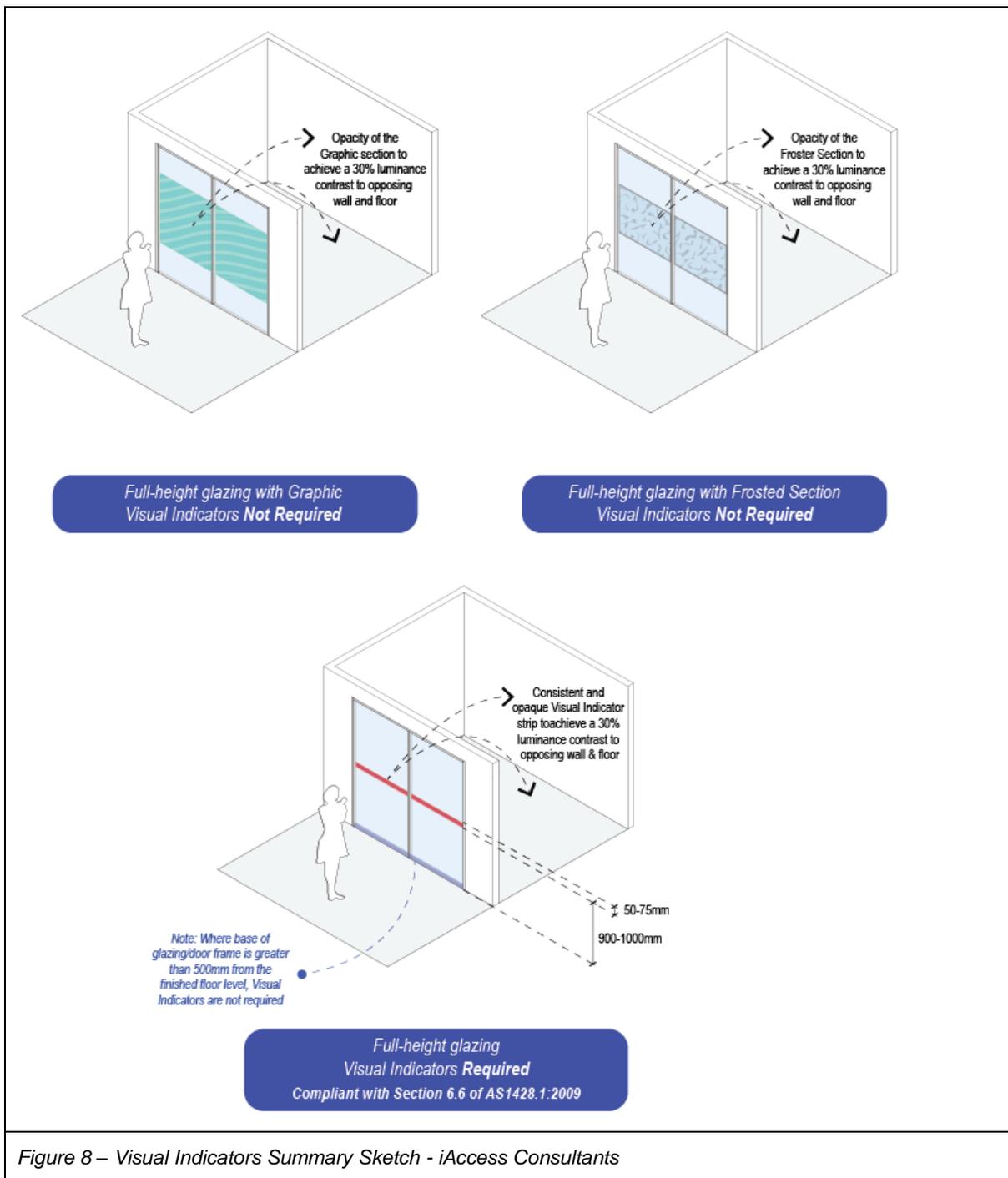
3.3.2. Visual Indicators on Glazing – Requirements to be satisfied

Where full height glazing is proposed, visual indicators will need to be fixed to the glazing in accordance with Clause 6.6 of AS1428.1:2009:

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.





Compliance: Visual indicators will need to be applied to full height glazing. Certification of compliance will need to be provided for the issue of the OC Access Installation Certificate

3.4. Floor or Ground Surfaces

NCC Reference: NCC Table D2.14
 Australian Standard Reference: Clause 7 of AS1428.1:2009
 HB198:2014 (slip resistance)

3.4.1. Slip Resistance

The slip resistance of the floor finishes will need to satisfy the minimum requirements of NCC Table 2.14 and the slip resistance ratings noted within HB198.

Certification indicating compliance with the slip resistance provisions will need to be provided from the respective flooring suppliers.

The table following summarises the minimum slip resistance levels of flooring materials to be achieved within this development.

Location	NCC Table D2.14	HB198	Criterion Satisfied
Ramp steeper than 1:14	Dry P4/R11 – Wet P5/R12	P5/R12	Additional Information to be provided at Crown Certificate Stage
Ramp steeper than 1:20 but not steeper than 1:14	Dry P3/R10 – Wet P4/R11		Additional Information to be provided at Crown Certificate Stage
Tread or landing surface	Dry P3/R10 – Wet P4/R11	Dry P3/R10 – Wet P4/R11	Additional Information to be provided at Crown Certificate Stage
Nosing	Dry P3 – Wet P4	Dry P3 – Wet P4	Additional Information to be provided at Crown Certificate Stage
Transition Areas		P2/R9	Additional Information to be provided at Crown Certificate Stage
External ramps including sloping driveways, footpaths, etc., under 1:14, external sales areas (e.g. markets), external carpark areas, external colonnades, walkways, pedestrian crossings, balconies, verandas, carports, driveways, courtyards and roof decks		P4/R11	Additional Information to be provided at Crown Certificate Stage
Slip resistance of line marking to parking areas.		P4/R11	Additional Information to be provided at Crown Certificate Stage
External Ramps (including sloping driveways, footpaths etc.) steeper than 1 in 14		P5/R12	Additional Information to be provided at Crown Certificate Stage

Location	NCC Table D2.14	HB198	Criterion Satisfied
Wet area / sanitary facilities		P3/R10	Additional Information to be provided at Crown Certificate Stage

Compliance: Certification of the slip resistance of pavement finishes will need to be provided for the issue of the OC Access Installation certificate.

3.4.2. Carpet

The finishes schedule proposes carpet tiles within this development.

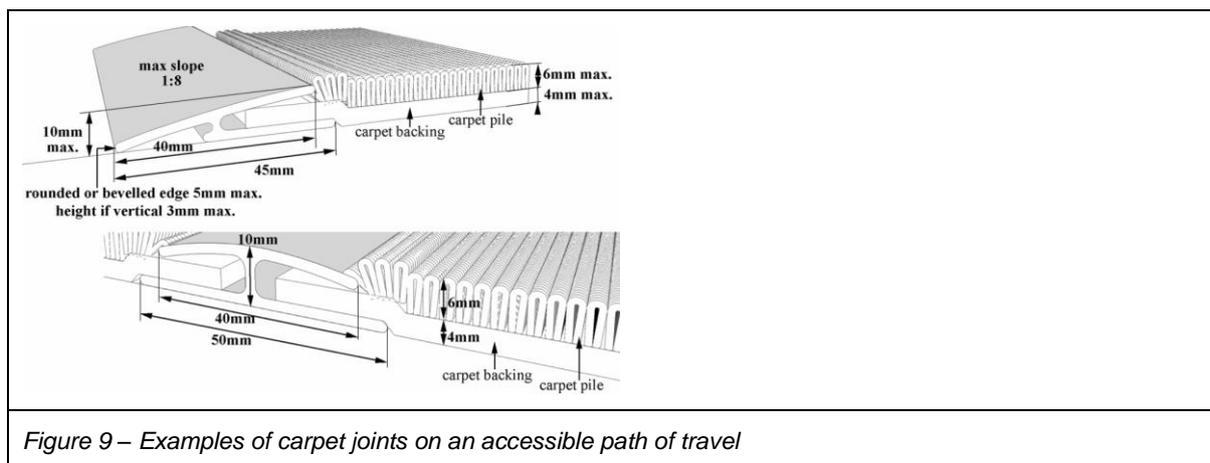
It will be necessary that the specification and application of the carpet satisfy the provisions of:

- NCC Clause D3.3 (g) & (h) and
- AS1428.1:2009 Clause 7.4

Clause 7.4.1 of AS1428.1:2009 states:

Where carpets or any soft flexible materials are used on the ground or floor surface—

- the pile height or pile thickness shall not exceed 6 mm and the carpet backing thickness shall not exceed 4 mm;*
- exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge; and*
- at the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3 mm or a rounded bevelled edge no higher than 5 mm or above that height a gradient of 1 in 8 up to a total maximum height of 10 mm*



Compliance: The floor finishes have yet to be nominated. Future documentation will need to be provided indicating compliance with these requirements.

3.4.3. Floor transitions

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

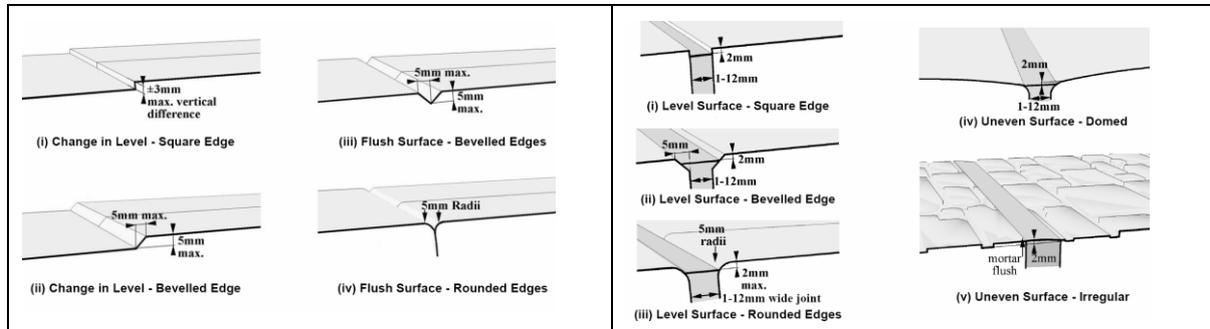


Figure 10 – diagrams indicating the acceptable tolerances between pavement finishes

Compliance: The pavement finishes have yet to be nominated. Future documentation will need to be provided indicating compliance with these requirements.

3.4.4. Grated Drains

Any grated drains located on any paths of travel will need to be fitted with compliant heel guard grates (Clause 7.5).

7.5 Grates

Grates shall comply with the following:

- (a) Circular openings shall be not greater than 13 mm in diameter.
- (b) 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.

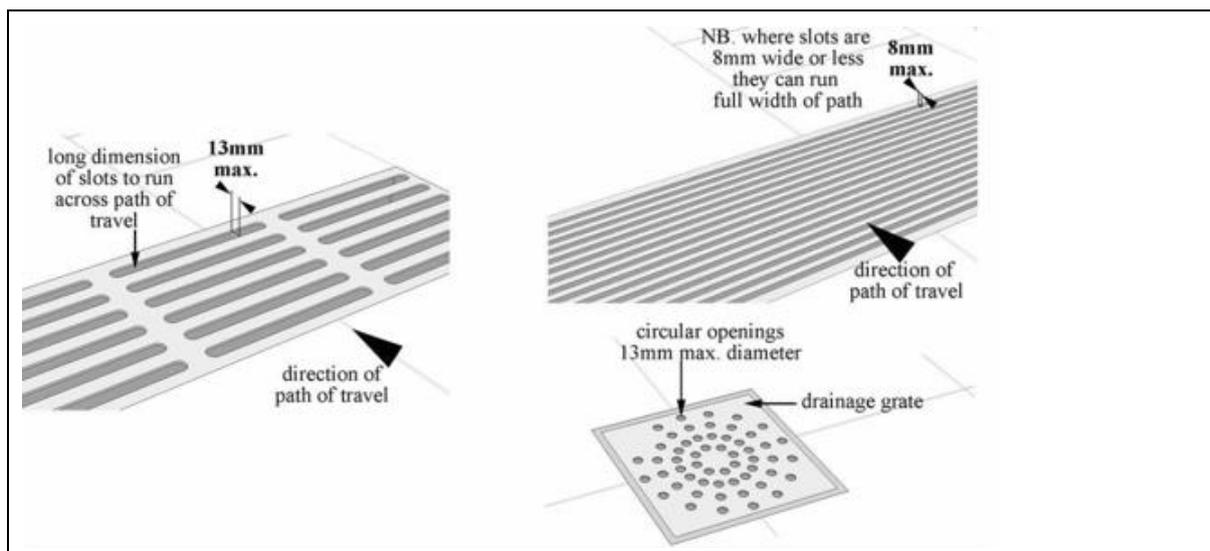


Figure 11 – Diag.7 DE-IG02 2013 – example of heel guard grates

Compliance: Detailed documentation has yet to be provided addressing this requirement.

3.5. Signage

The requirements are referenced in the following legislation:

NCC Reference:	D3.2 Access to buildings
	D3.6 Signage
	Specification D3.6
Australian Standard Reference:	Clause 8 – Signage, AS1428.4.1 2009 Design for access and mobility - Means to assist the orientation of people with vision impairment
	Clause 16 – Symbols, AS1428.4.2 1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
	Clause 17 – Signs, AS1428.4.2 1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
	AS1428.4.2-2018 Design for access and mobility – Wayfinding

3.5.1. Preamble

The statutory requirements for braille tactile signage apply to:

- Directional information to accessible entrances to buildings
- Toilet identification
- Exit locations and
- Locations where hearing augmentation is provided.

This section will reference the statutory signage requirements as well as general signage information.

These documents do not locate the locations of the statutory signage associated with WC, Exits or locations where hearing augmentation is provided.

The upper levels of the multistorey building include multiple WC facilities. At each level a single Accessible WC is provided. In accordance with the provisions of NCC Clause D3.6 directional signage to the accessible WC is to be provided.

3.5.2. Statutory Signage – Requirements to be satisfied

The applicable clauses to the topic of entrances of the NCC Section **D3.6 Signage** states:

In a building required to be accessible—

- (a) *braille and tactile signage complying with **Specification D3.6** must—*
- (i) *incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—*
- (A) *sanitary facility, except a sanitary facility within a sole-occupancy unit in a Class 1b or Class 3 building; and*
- (B) *space with a hearing augmentation system; and*

- (ii) *identify each door required by E4.5 to be provided with an exit sign and state—*
 - (A) **"Exit"**; and
 - (B) **"Level"**; and either
 - (aa) *the floor level number; or*
 - (bb) *a floor level descriptor; or*
 - (cc) *a combination of (aa) and (bb); and*
- (b) *signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—*
 - (i) *the type of hearing augmentation; and*
 - (ii) *the area covered within the room; and*
 - (iii) *if receivers are being used and where the receivers can be obtained; and*
- (c) *signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and*
- (d) *signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and*
- (e) *where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and*
- (f) *where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.*

3.5.3. Exit Signage

Braille tactile Exit signage will need to be provided at each level of the building associated with the fire egress door.

Examples of Braille Tactile Signage include:

(Figure 12 – Examples of Braille Tactile Signage from www.brailletactilesigns.com.au)



3.5.4. WC Signage

Braille tactile WC signage will need to be provided at each sanitary facility entrance.

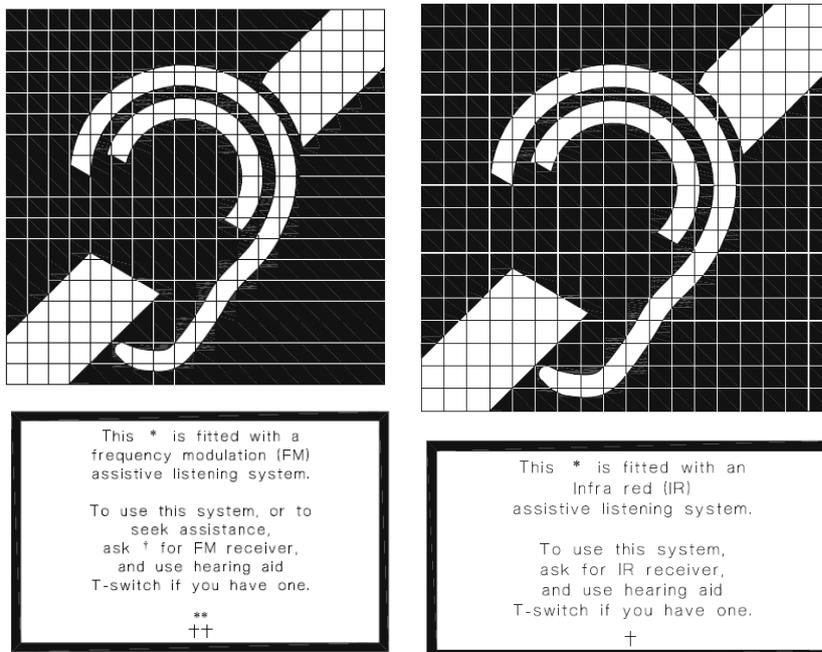
Examples of Braille Tactile Signage include:



NB: Text “Unisex Toilet RH” to be used where the toilet is configured adjacent to a wall on the right, and similarly text “Unisex Toilet LH” is to be used where the toilet is adjacent to a wall on the left of the toilet pan.

3.5.5. Hearing Augmentation Signage

Braille tactile hearing augmentation signage will need to be provided in a room or area in which an inbuilt communication system is installed.



Clause 8 of AS128.4.1:2009 and Clause 16 & Clause 17 AS1428.4.2 1992 specify the requirements of the Braille Tactile Signage.

3.5.6. Mounting Heights

The mounting heights of signage will need to incorporate the viewing zones as identified in AS1428.2:1992.

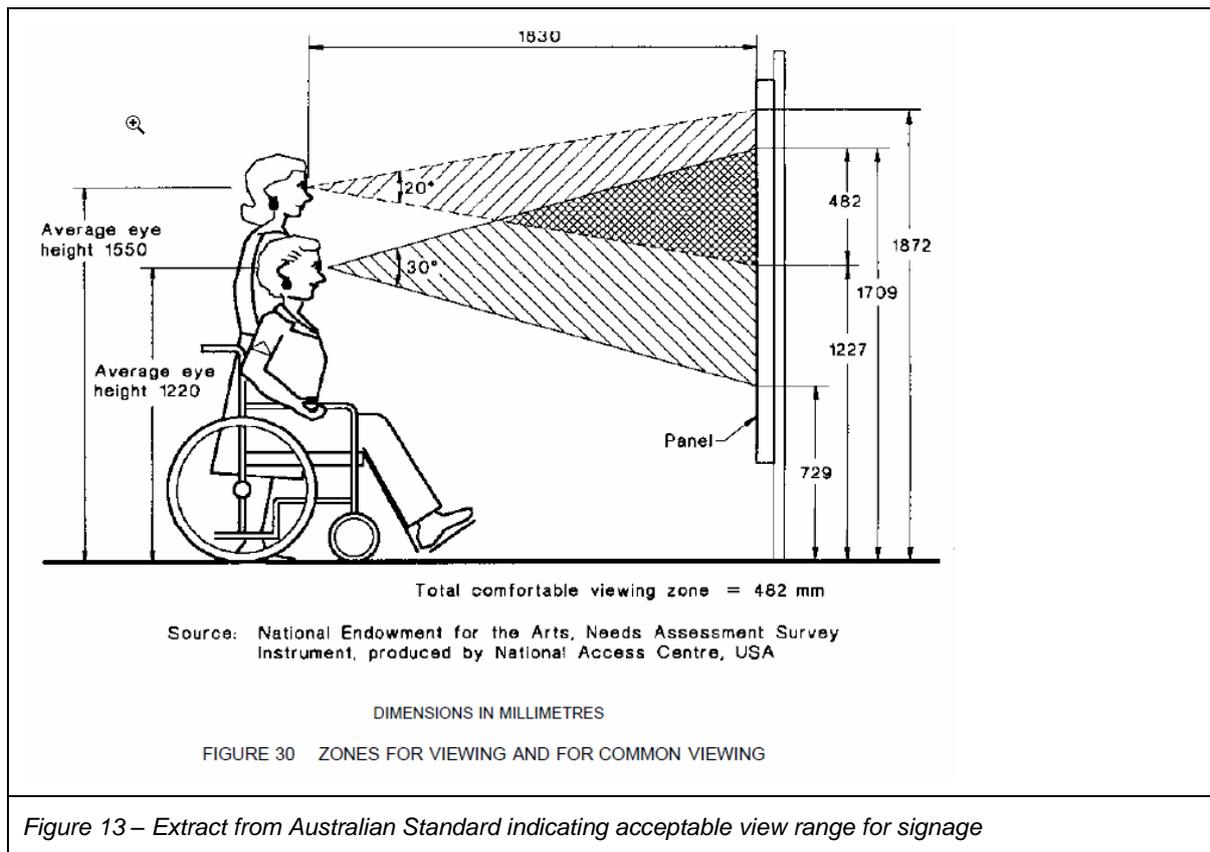


Figure 13 – Extract from Australian Standard indicating acceptable view range for signage

3.5.7. Luminance & Colour Contrast

Signs should be matt in colour, instead of a gloss finish to avoid any glare.

The minimum recommended luminance contrast for lettering on signage to the sign background is 30%.

The minimum recommended luminance contrast of a sign to its context is 30%.

Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.6. Tactile Indicators (TGSIs)

NCC Reference:	D3.8 Tactile Indicators
Australian Standard Reference:	Clause 9 (Tactile Ground Surface Indicators (TGSIs) of AS1428.1 2009
	AS 1428.4.1 2009 Design for access and mobility - Means to assist the orientation of people with vision impairment

3.6.1. TGSIs – Overview

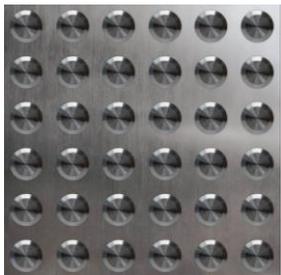
The design will require the application of TGSIs at any ramp or circulation stairway.

TGSIs will need to be provided in these locations in accordance with the requirements of AS1428.4.1:2009.

3.6.2. TGSIs – Luminance Contrast

Clause 2.2 of AS1428.4.1:2009 requires that luminance contrast be provided between the TGSIs and the adjacent base as follows:

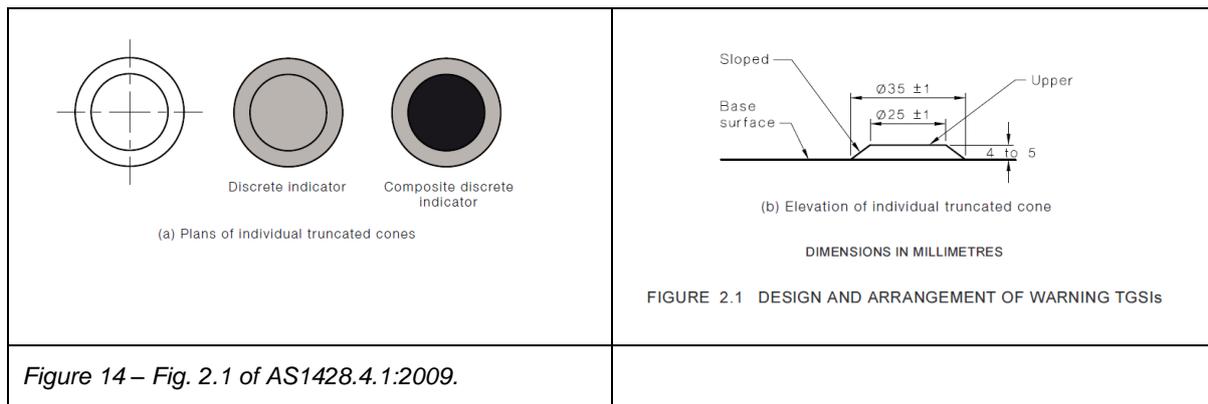
- (i) *Where the integrated TGSIs are of the same colour as the underlying surface—not less than 30% across its entire area.*
- (ii) *Where discrete TGSIs—not less than 45%.*
- (iii) *Where discrete TGSIs are constructed using two colours or materials, the raised surface shall have a section that has 60% luminance contrast for a diameter of 25 ±1 mm.*

		 
<p>The above integrated TGSIs format requires 30% luminous contrast to adjacent floor finish</p>	<p>The above discrete TGSIs format requires 45% luminous contrast to adjacent floor finish</p>	<p>The above two colour/material discrete TGSIs format requires 60% luminous contrast to adjacent floor finish</p>

3.6.3. TGSIs – Requirements to be satisfied

TGSIs to warn people of hazards shall comply with AS/NZS 1428.4.1.

The design and arrangement of warning tactile ground surface indicators (TGSIs) shall comply with Figure 2.1 of AS1428.4.1:2009.



3.6.4. Warning indicators – Requirements to be satisfied

Warning indicators shall be installed as follows:

- (a) For the full width of the path of travel.
- (b) Perpendicular to the direction of travel when approaching the hazard.
- (c) Set back 300 +/- 10 mm from the edge of the hazard
- (d) Where integrated warning TGSIs are used, they shall be arranged according to Figures 2.1(c), over the required area [see Figures 2.2(A), 2.2(B), 2.3(A), 2.3(B), 2.4, 2.5(A), 2.5(B), 2.6(A) and 2.6(B)].
- (e) Where integrated warning TGSIs need to be detected by a person approaching at an angle to the continuous accessible path of travel, the TGSIs shall be arranged as shown in Figure 2.1, over a minimum depth of 600 mm to 800 mm from the direction of approach.
- (f) Where discrete warning TGSIs are used over a depth of 300 mm to 400 mm, the arrangement shall be as shown in Figure 2.1 with a minimum of 6 discrete truncated cones in the direction of travel.
- (g) Where discrete warning TGSIs need to be detected by a person approaching at an angle to the continuous accessible path of travel, the TGSIs shall be arranged as shown in Figure 2.1 with a minimum of 12 discrete truncated cones in the direction of travel.

Refer to AS1428.4.1:2009 for detailed information as to the specific placement of TGSIs for varying stairway and ramp configurations.

Compliance: The TGSIs are not able to be assessed. Information is to be provided.

3.7. Walkways, Ramps and Landings

NCC Reference: NCC Clause D3.3(a)(i)

Australian Standard Reference: Clause 10 of AS 1428.1:2009

3.7.1. Preamble

The documentation nominates the locations of ramps and walkways within the playground areas.

1:8 threshold ramps may be proposed for the entrances to many of the external doorways in this project.

3.7.2. Walkways

Clause 10.2 of AS1428.1:2009 states:

Walkways shall comply with the following:

- (a) *The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:*
 - (i) *Kerb in accordance with Figure 18.*
 - (ii) *Kerb rail and handrail in accordance with Figure 19.*
 - (iii) *A wall not less than 450 mm in height.*
- (b) *Walkways shall be provided with landings, as specified in Clause 10.8, at intervals not exceeding the following:*
 - (i) *For walkway gradients of 1 in 33, at intervals no greater than 25 m.*
 - (ii) *For walkway gradients of 1 in 20, at intervals no greater than 15 m.*
 - (iii) *For walkway gradients between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation.*

For walkways shallower than 1 in 33, no landings are required.

The intervals specified above may be increased by 30% where at least one side of a walkway is bounded by—

- (A) *a kerb or kerb rail as specified in Clause 10.3(j) and a handrail as specified in Clause 12; or*
- (B) *a wall and a handrail as specified in Clause 12.*

Clause 10.8 of AS1428.1:2009 states:

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

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

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

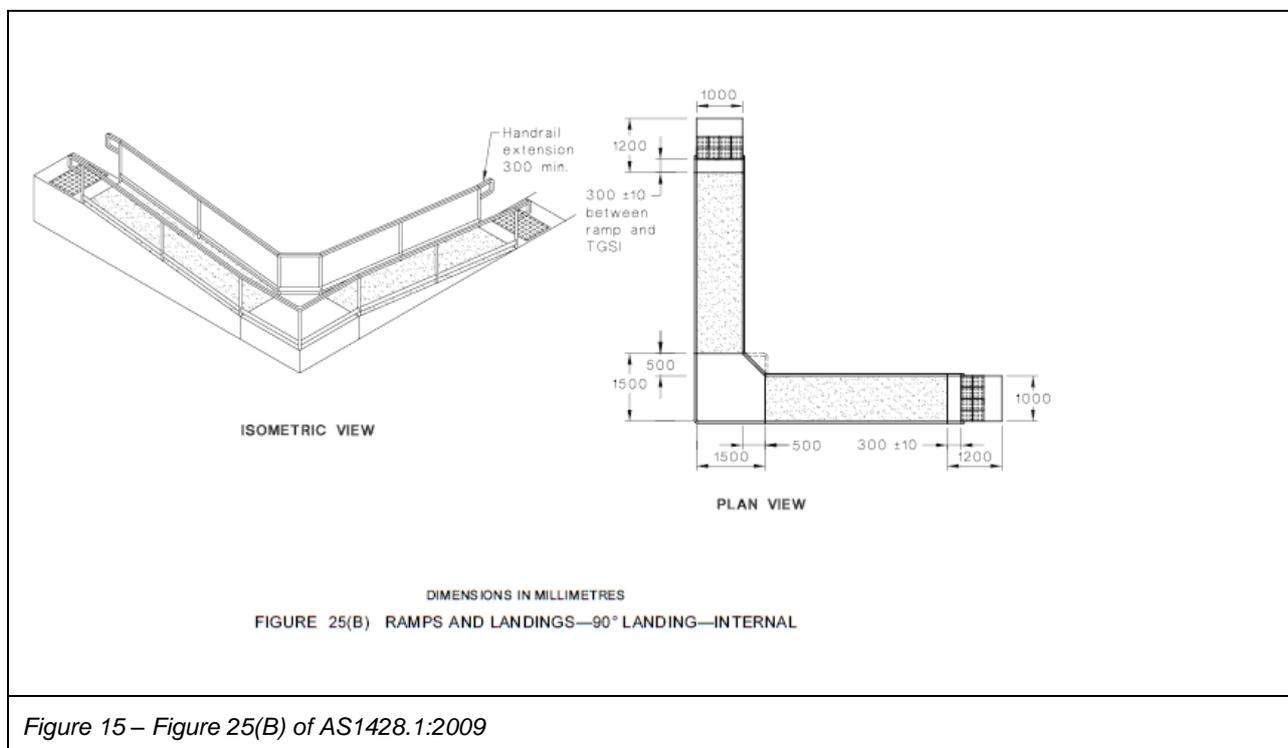


Figure 15 – Figure 25(B) of AS1428.1:2009

Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.7.3. 1:14 Ramps

The NCC Clause D3.3(a)(i) identifies that:

In a building required to be accessible—

(a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with—

(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1

Ramp setout specifications for ramps of gradient 1:14 are provided at Figure 14 of AS1428.1:2009.

Compliance: Future documentation will need to be provided indicating compliance with these requirements.

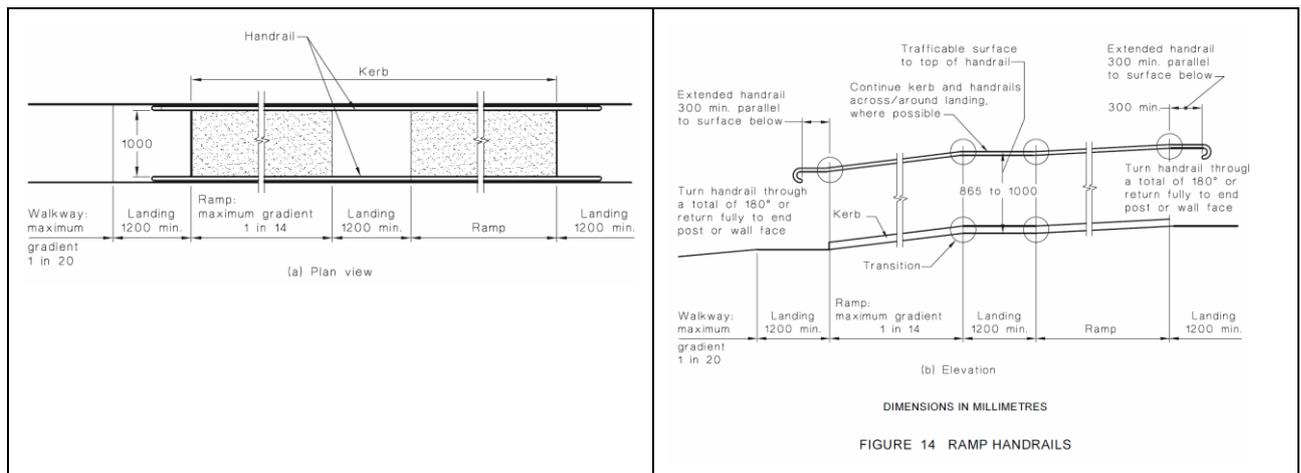


Figure 16 – Figure 14 of AS1428.1:2009

3.7.4. Kerb Ramps

Details of the landscaping and parking will need to be provided at a later stage.

The following information on kerbs is provided for reference:

The requirements for kerb ramps are identified at Clause 10.7 of AS1428.1:2009:

Kerb ramps shall have—

- (a) a maximum rise of 190 mm;
- (b) a length not greater than 1520 mm; and
- (c) a gradient not steeper than 1 in 8, located within or attached to a kerb.

The profile of ramps shall comply with the following:

- (i) The design and construction of kerb ramps shall be as shown in Figures 24(A), 24(B) and 24(C).
- (ii) The sloping sides of a kerb ramp shall be tapered or splayed as indicated in Figures 24(A) and (24(B).
- (iii) The angle at the base of the kerb ramp shall be a minimum of 166° as shown in Figures 24(A) and 24(B).

The slip resistance of the ramps shall be in accordance with Table 3B of HB198:2014, which identifies a rating of P5/R10 for a ramp steeper than 1:14.

The following relevant extracts from the Standard are referenced below.

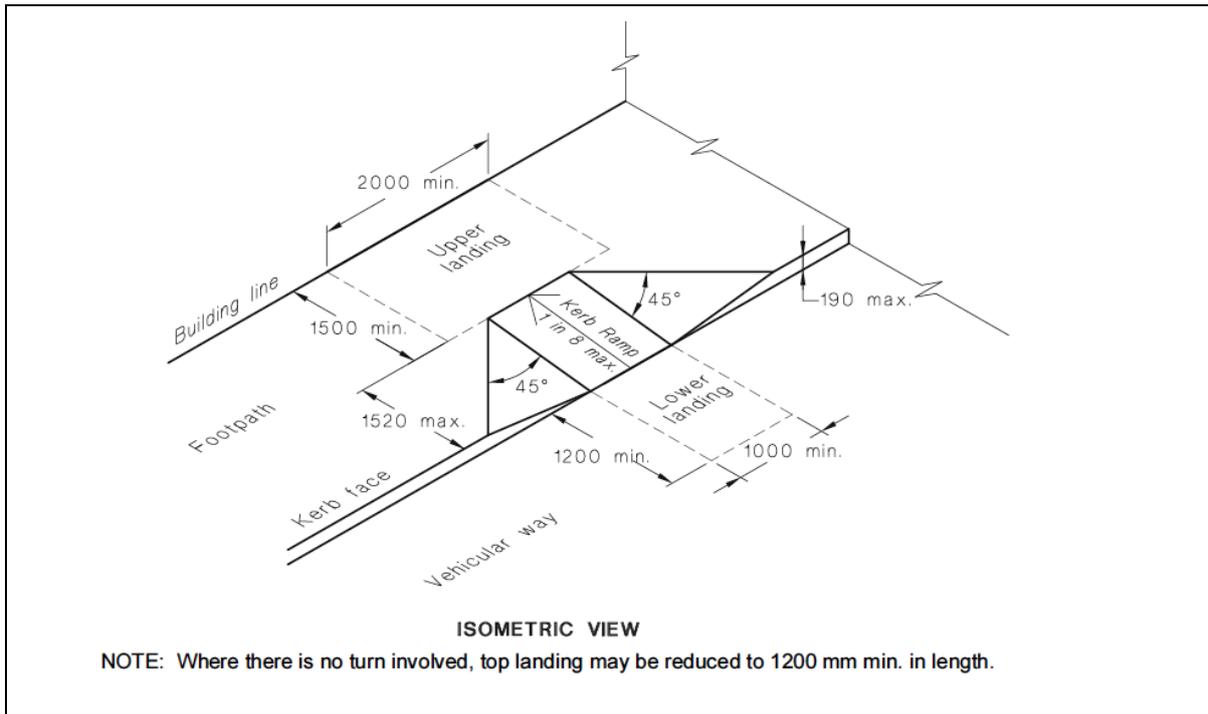


Figure 17 – Fig. 24A of AS1428.1:2009

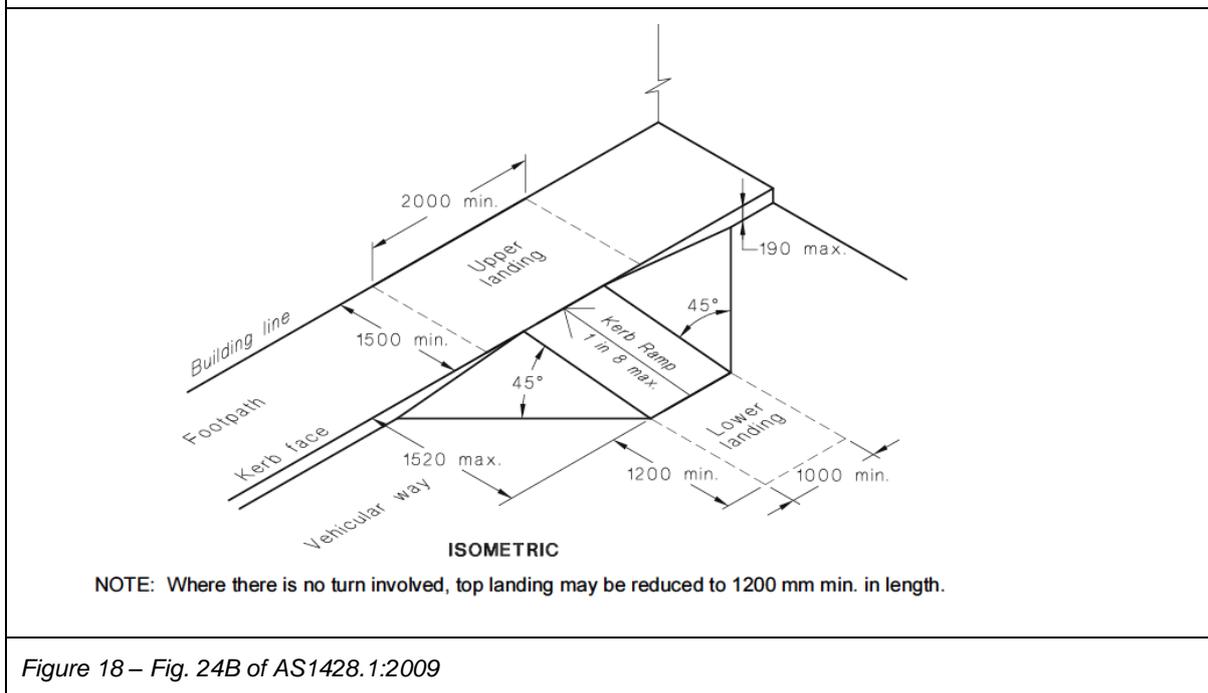


Figure 18 – Fig. 24B of AS1428.1:2009

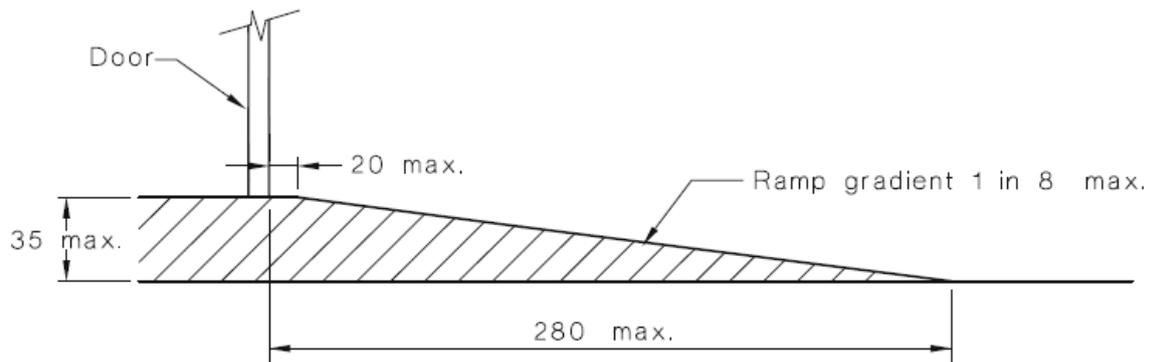
The slip resistance of the surface of the kerb ramps will need to be P5 or R12 to satisfy the requirements of NCC Clause D2.14.

Compliance: Information of all ramp and walkway details to be provided.

3.7.5. Threshold Ramps

The design proposes threshold ramps at doorways. The detailing of the threshold ramps will need to be a maximum rise of 35mm over 280mm. The maximum gradient is to be 1:8.

The setout of the threshold ramp is to be as per the requirements of Clause 10.5 of AS1428.1:2009. The edges of the threshold ramp will need to be splayed at 45deg.



Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.8. Stairways

NCC Reference:	Table D2.14 Slip Resistance Classification D3.3 Parts of buildings to be accessible (a)(ii) for a stairway
Australian Standard Reference:	Clause 11 Stairways AS1428.1:2009

3.8.1. Overview

The design includes several circulation stairways.

Compliance: Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.8.2. Circulation Stairs – Requirements to be satisfied

The circulation stairs will need to comply with the provisions noted at Clause 11 and 12 of AS1428.1:2009.

Specific attention is directed to the following:

- a) Compliant handrail designs
- b) Compliant handrail extensions to the top and bottom of each flight
- c) Non-slip finish to going (Refer to NCC Table D2.14)
- d) Non-slip 50-75 nosing fixed to each going
- e) Opaque risers
- f) Compliant TGSIs located at the top and bottom of each flight. TGSIs are not required at mid-landings where no additional pedestrians are added to the stair system
 Note: TGSIs shall be 600mm in width (or 300mm wide where the stair is closer than 3m to an adjacent wall.)
- g) Minimum lighting level of 150 lx to be achieved

The following extract Figures below highlight the main features of a compliant stair design.

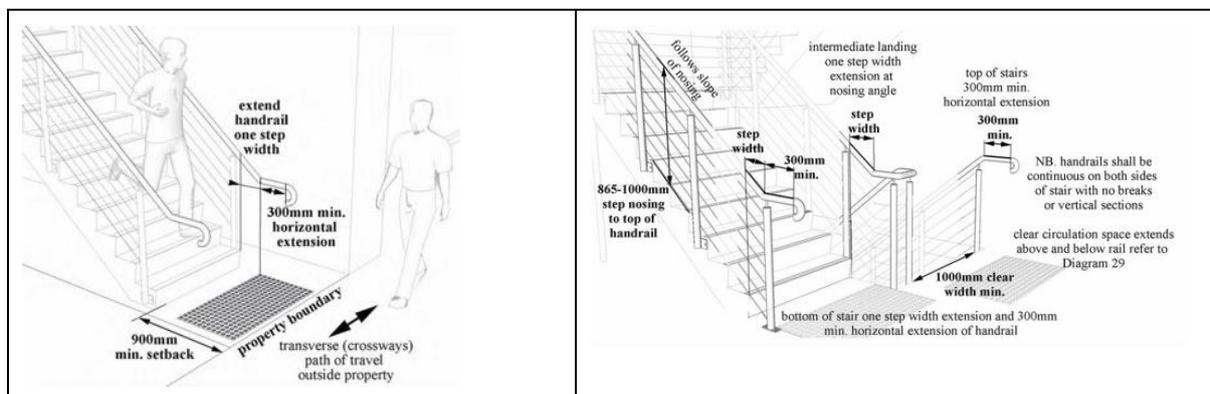


Figure 19 – Diag.25A DE-IG02 2013

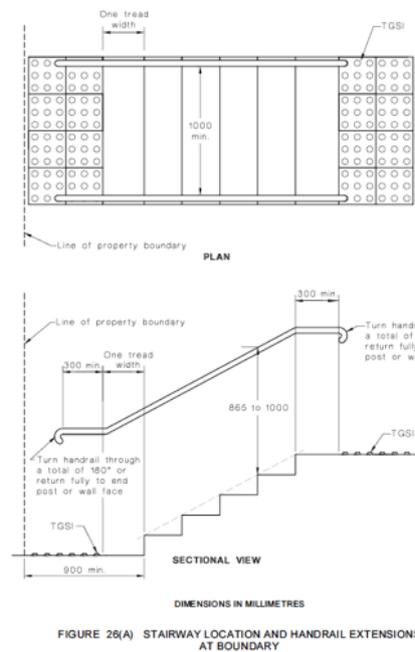


Figure 20 – Diag.25C DE-IG02 2013

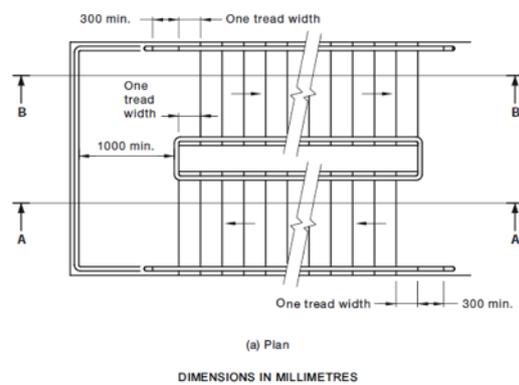


FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

Figure 21 – Fig.26A Section 11 AS1428.1 2009

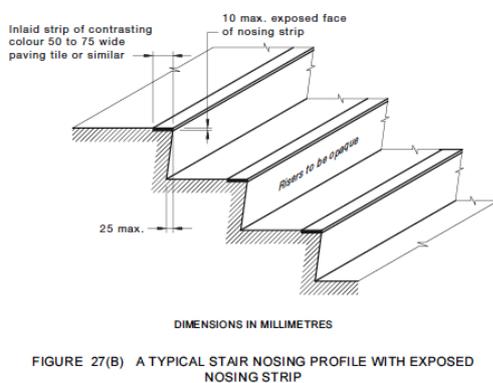


Figure 23 – Fig.27B Section 11 AS1428.1 2009

Figure 22 – Fig.28 Section 11 AS1428.1 2009

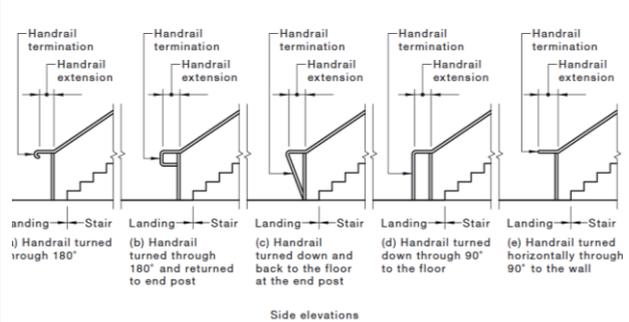


Figure 24 – Fig.26C Section 11 AS1428.1 2009

Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.9. Handrails

NCC Reference: D3.3 Parts of buildings to be accessible
Australian Standard Reference: Clause 12 Handrails AS1428.1:2009

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

- (a) *Handrails and balustrades shall not encroach into required circulation spaces.*
- (b) *The cross-section of handrails shall be circular or elliptical, not less than 30 mm or greater than 50 mm in height or width for not less than 270° around the uppermost surface as shown in Figures 29(a) and 29(b). Elliptical handrails shall have the greater dimension in the horizontal axis as shown in Figure 29(b).*
- (c) *Exposed edges at ends and corners of handrails shall have a radius of not less than 5 mm.*
- (d) *The top of handrails shall be not less than 865 mm nor more than 1000 mm above the nosing of stairway tread or the plane of the finished floor of the walkway, ramp or landing.*
- (e) *The height of the top of the handrail, measured in accordance with Item (d), shall be consistent through the ramp (or stairs) and any landings.*
- (f) *If a balustrade is required at a height greater than the handrail, both shall be provided.*
- (g) *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, as shown in Figures 26(C) and 26(D).*
- (h) *The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50 mm. This clearance shall extend above the top of the handrail by not less than 600 mm.*
- (i) *Handrails shall have no obstruction to the passage of a hand along the rail, as shown in Figures 29(a) and 29(b).*
- (j) *The inside handrail at landings shall always be continuous, as shown in Figure 28(a).*

Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.10. Doorways

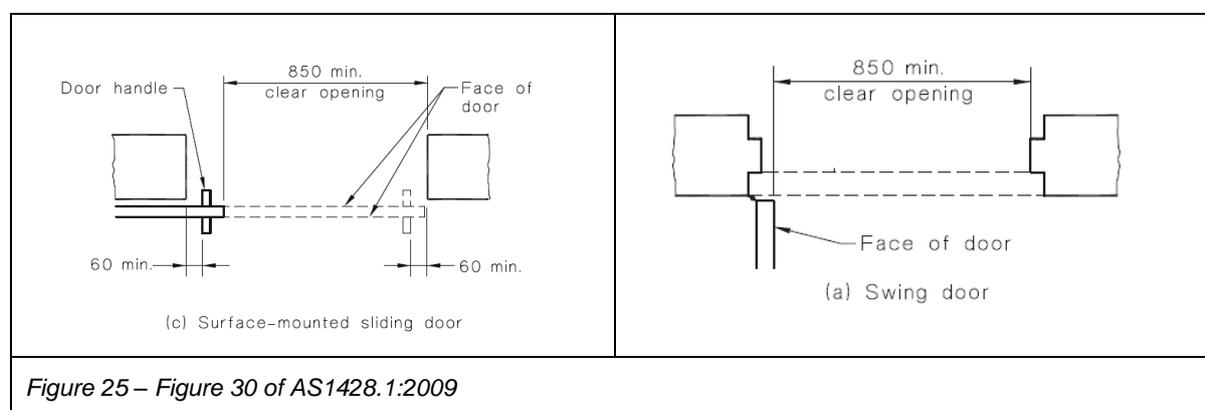
NCC Reference: D3.2 Access to buildings

D3.3 Parts of buildings to be accessible

Australian Standard Reference: Clause 13 (Doorways, Doors and Circulation Spaces at Doorways) of AS1428.1 2009

3.10.1. Clear Door Width – Single leaf doorways

The minimum clear width of all doorways (including swing and sliding doorways) to rooms required to be accessible is to be not less than 850mm clear.



Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.10.2. Clear Door Width – Double leaf doorways

Where double doors are proposed, the active leaf is to have a minimum clear width of 850mm.

Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.10.3. Luminance Contrast

Rooms that are not required to be accessible do not need to satisfy the requirements for doorway luminance contrast.

All other rooms required to be accessible require compliance with doorway luminance contrast requirements noted at Clause 13.1 of AS1428.1:2009:

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

- (a) door leaf and door jamb;
- (b) door leaf and adjacent wall;

- (c) *architrave and wall;*
- (d) *door leaf and architrave; or*
- (e) *door jamb and adjacent wall.*

The minimum width of the area of luminance contrast shall be 50 mm

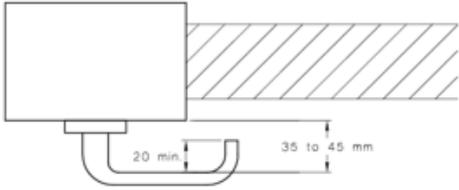
The prevailing view is that option (b) – indicating luminance contrast between the *door leaf and adjacent wall* is the preferred option.

Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.10.4. Door Controls

The Australian Standard requires that door hardware be located within 900-1100mm AFFL.

If lever hardware is proposed to be utilised it will be necessary for the design of the lever to comply with the provisions of Clause 13.5 of AS1428.1:2009.

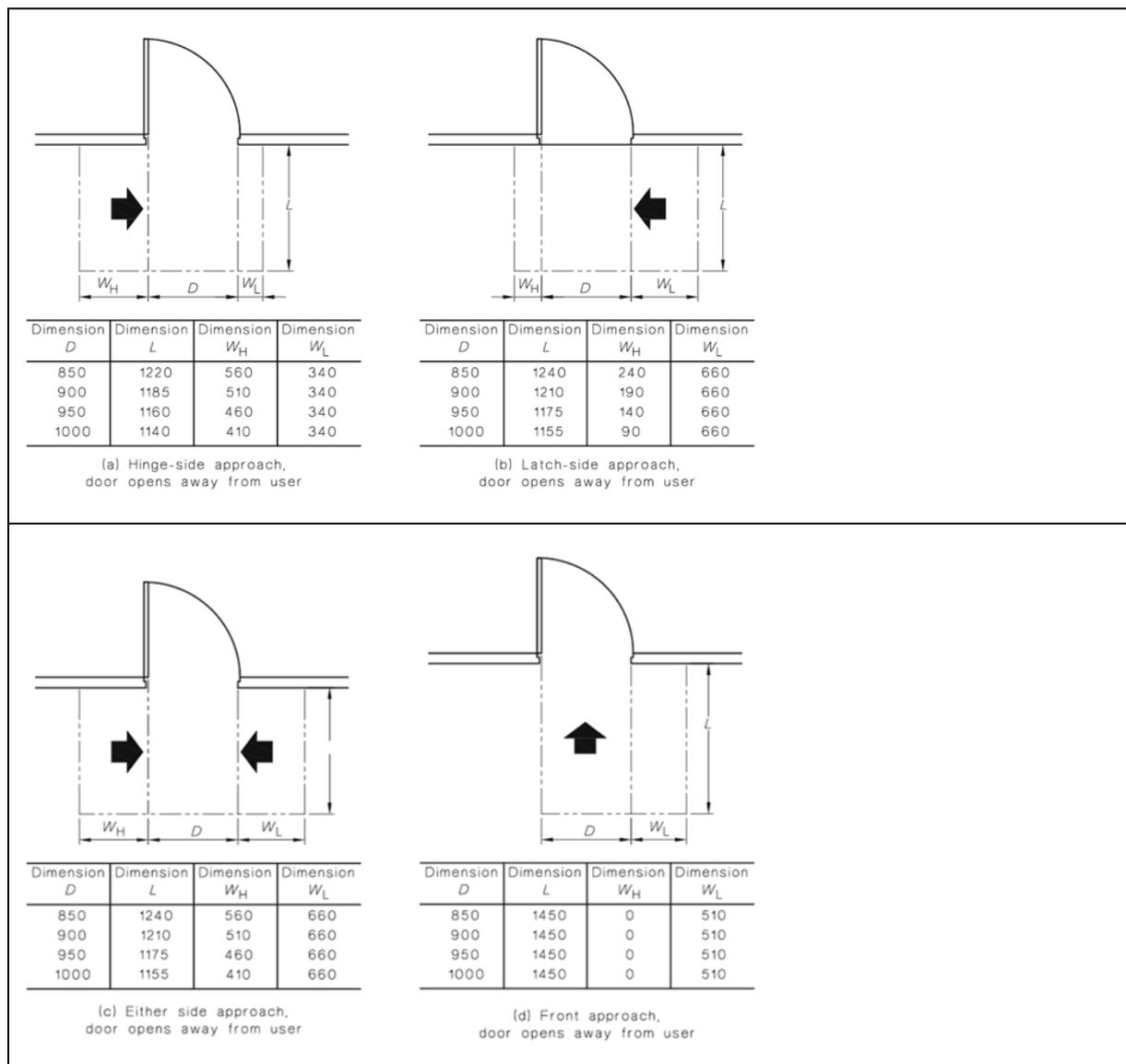
 <p>(b) Plan view</p> <p>FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS</p>	
<p>Figure 26 – Fig. 35 Section 13 AS1428.1:2009</p>	<p>The above image indicates a privacy latch set provided to accessible WC facilities as viewed from within the facility</p>
 <p>Lockwood Lever 80</p>	 <p>Lockwood Lever 70</p>
 <p>Lockwood Lever 96</p>	 <p>Lockwood Lever 77</p>
<p>Figure 27 – The above images are examples of compliant hardware</p>	

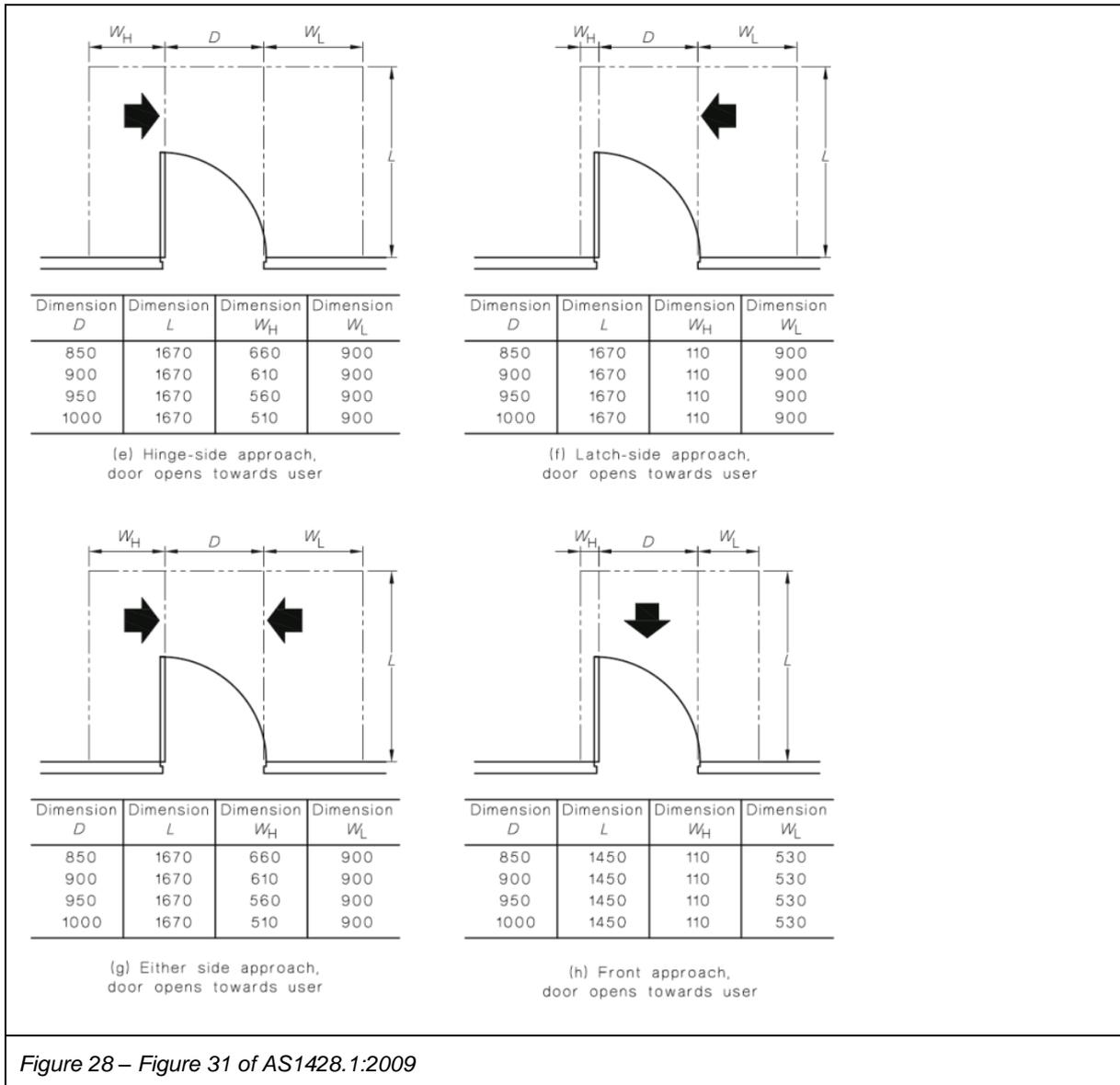
The hardware to sliding door assemblies will need to be a “D” handle style fixed to both sides of the door assembly as required by Clause 13.5.2(c) of AS1428.1:2009.

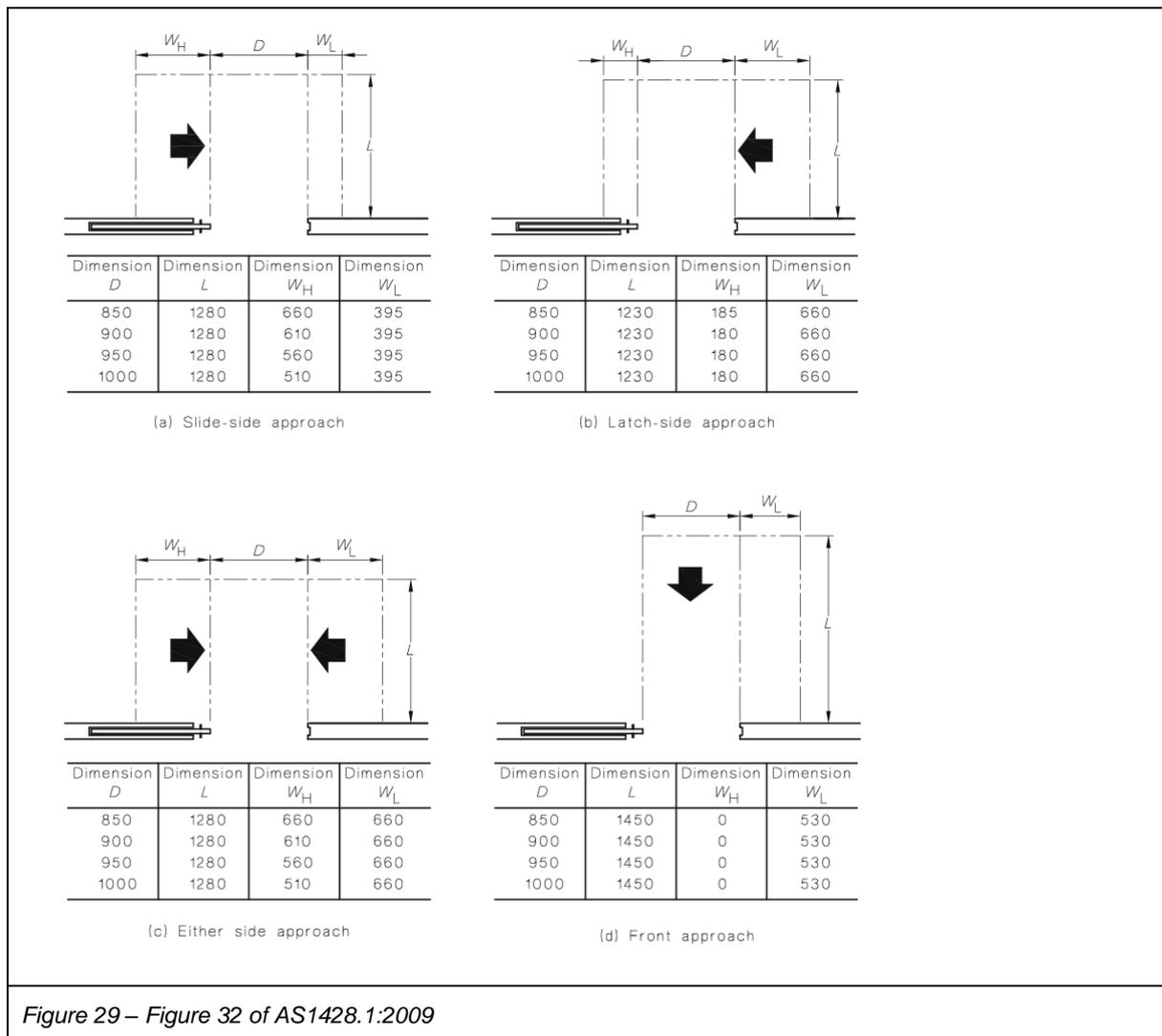
Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.10.5. Circulation at Doorways

Clause 13.3 of AS1428.1:2009 provides direction as to the required circulation space to approach and enter rooms required to be accessible. Doorways to rooms that are not required to be accessible do not need to comply with the requirements for circulation at doorways.







Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.10.6. Door Closers

Where door closers are fitted to doors, other than fire doors associated with the fire stairs, the maximum force required to be applied to the door to open the door is not to be greater than 20N force. (Clause 13.5.2(e) AS1428.1:2009).

Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.11. Switches

Australian Standard Reference: Clause 14 (Switches and General Purpose Outlets) of AS1428.1 2009

Requirement to be Satisfied: 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.

3.11.1. General

The operation of many of the doors within this building will be connected to the building access control system.

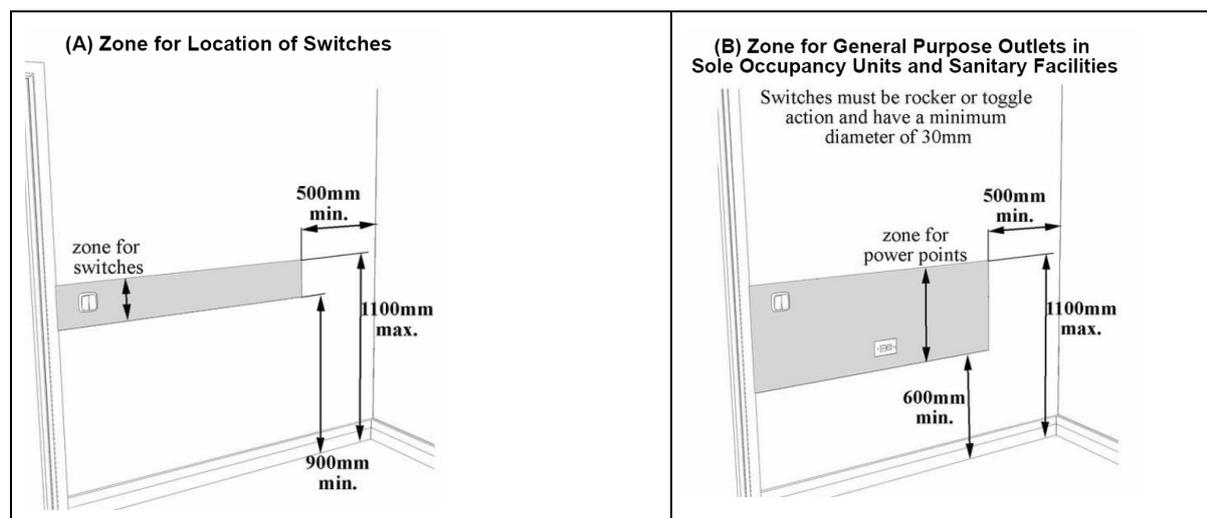
3.11.2. Video Intercoms

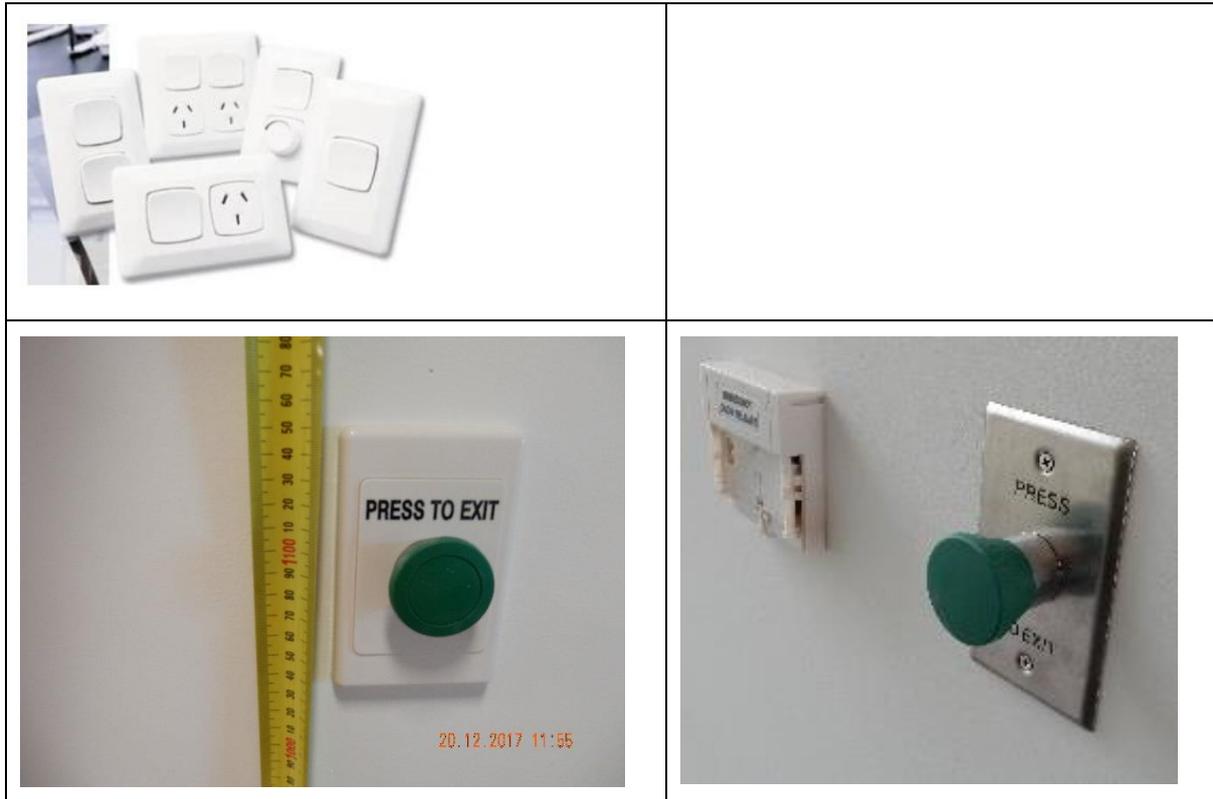
Any video intercom units will need to be installed in accordance with the manufacturer's instructions. The video intercom unit will need to be installed not closer than 5000mm to an internal corner.

3.11.3. Access Control

Access control swipe or fob readers will need to be installed between 900-1100mm AFFL and not closer than 500mm to an internal corner.

Door release buttons will need to be located between 900-1100mm AFFL and not closer than 500mm to an internal corner. The door release button will need to be the large format switches (35 x 35mm rocker switch) or the "mushroom" push button type.





Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.12. Accessible Sanitary Facilities

NCC Reference: NCC Clause F2.4 Accessible Sanitary Facilities
 NCC Clause D3.6
 NCC Specification D3.6

Australian Standard Reference: Clauses 15 of AS1428.1:2009

3.12.1. Sanitary facilities - Preamble

The locations of the sanitary facilities have been nominated on the plans.
 Where banks of WCs are provided, ambulant WC cubicles have been provided.
 Accessible WCs are only required to be provided on each level where WC facilities are provided.

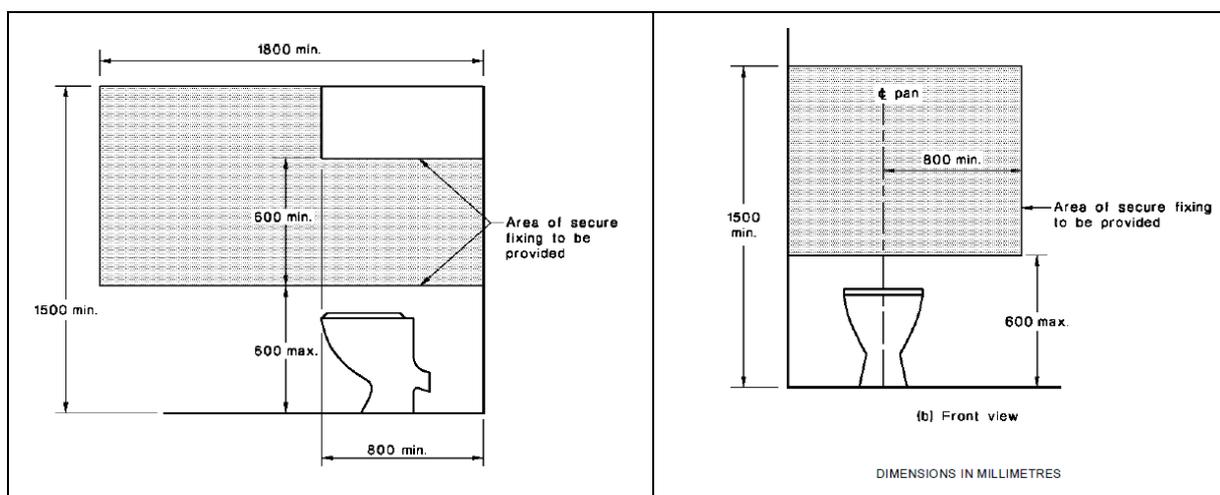
Compliance: Future documentation will need to be provided indicating compliance with these requirements.

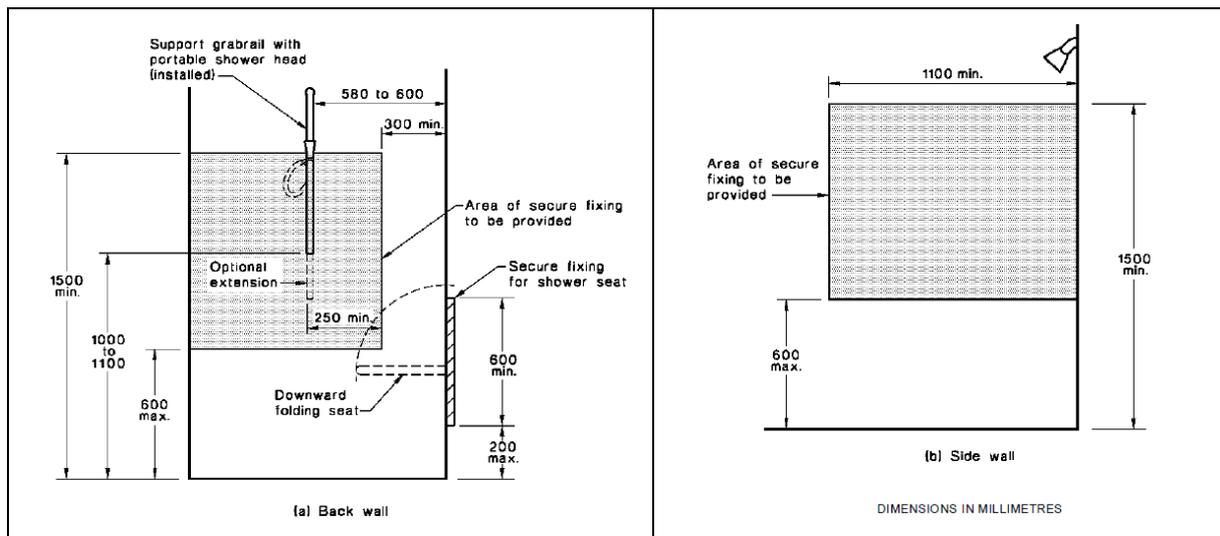
3.12.2. Information to be provided

Details of the non-slip floor finish to the bathrooms will need to be provided.
 Position of TMV details are to be provided as part of the Construction Certificate documentation.
 Tap sets will need to be specified with lever or capstan handles.

3.12.3. Wall Reinforcement

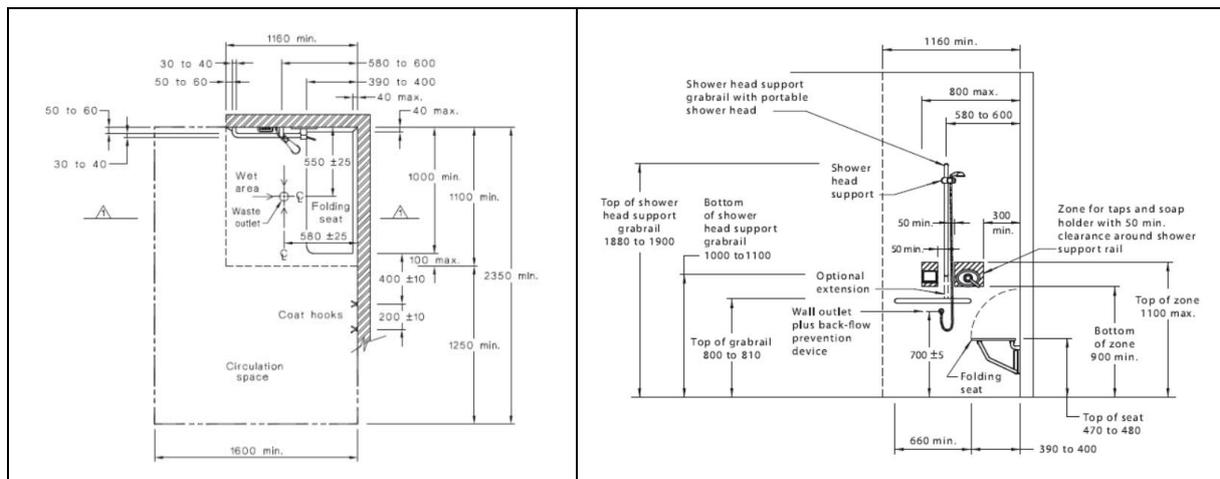
Provision of wall strengthening for grabrails will need to be provided adjacent to the WC and shower of all accessible sanitary facilities.





3.12.4. Shower Compartment

The shower compartment will need to have an area of 1160 x 1100mm. The position of the shower rose, tapware and the soap holder recess will need to be compliant to the provisions of Clause 15 of AS1428.1.

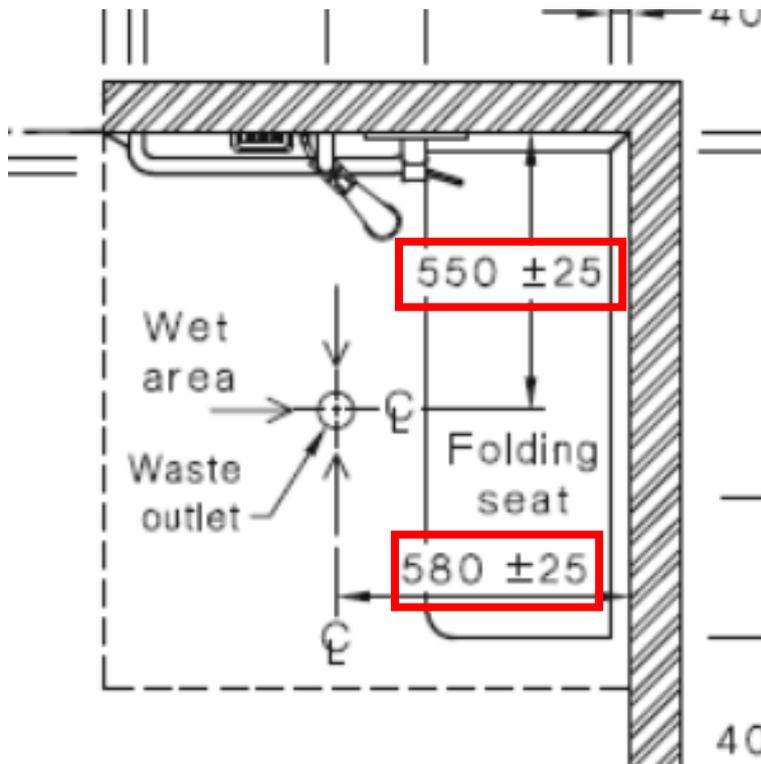


Specific attention is directed to the requirement of the length of the hose associated with the shower rose. The Standard requires the length of the hose to be 1500mm. The placement of the hose connection point results in the possibility of the shower head reaching the WC bowl which is prohibited by the Australian Standards. The detailing of this configuration will need to be resolved as part of the detailed documentation of detailed construction documentation.

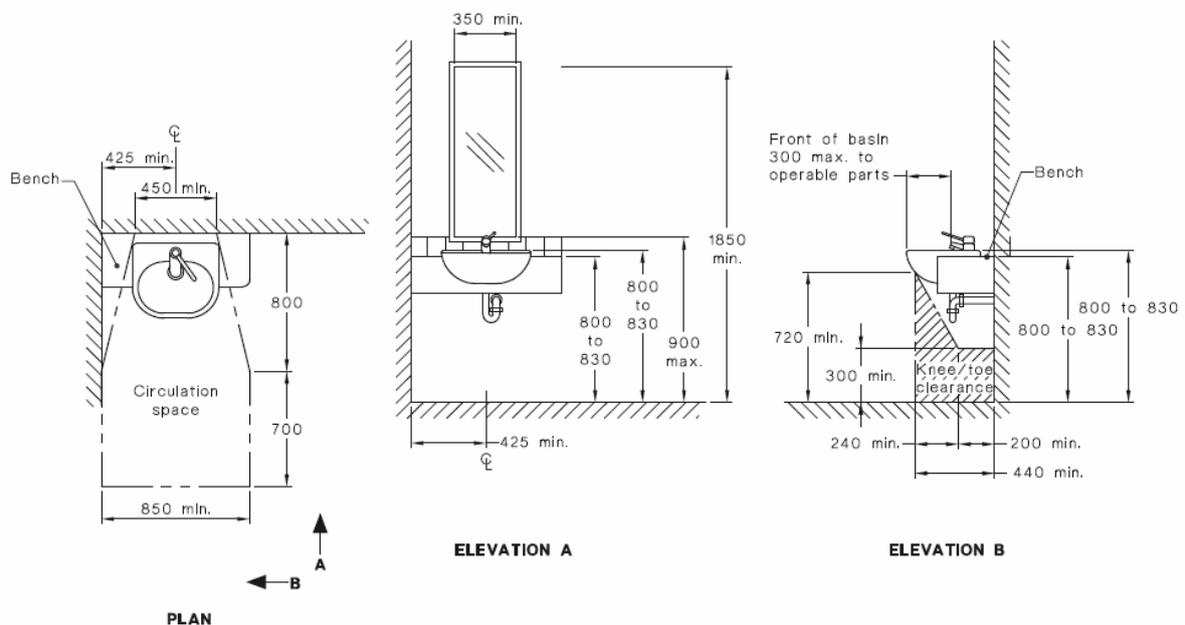
3.12.5. Shower Compartment - FW

The setout of the floor waste to the accessible shower will need to satisfy the requirements of Clause 15.5 of AS1428.1:2009.

The required location of the floor waste is to be as follows:



3.12.6. Hand-basins



NOTE: 'Operable parts' means the centre-line of the tap, or where a level handle is provided, the end point of the level measure throughout its arc of movement, or where a sensor is provided where the sensor is reliably activated.

DIMENSIONS IN MILLIMETRES

FIGURE 44(A) SEMI-RECESSED WASHBASIN INSTALLATION —OTHER THAN FOR SOLE-OCCUPANCY UNIT

A wash basin with compliant circulation to AS1428.1 will need to be provided.

- hand basin circulation 850×1500mm, the basin may encroach a maximum of 100 mm into the circulation space of the adjacent WC pan circulation
- WC pan offset from side wall 450/460 mm
- WC pan offset from rear wall 800±10 mm
- WC pan backrest to code requirements
- WC pan toilet seat The toilet seat will need to be the full round type, securely fixed in position, be rated 250 KG and have a minimum limits contrast of 30% with the background pan, wall or floor against which it is viewed.
- WC pan grab rails Grab rail to be mounted 800 mm above finish floor level, length of grab rail to be 1050 mm from rear wall, install 300 mm grab rail to left-hand side of the WC pan. It is assumed that the walls to which the grab rails are fixed will have the required 1100N force rating wall reinforcement required by the standard
- Hand basin mounting height Top of hand basin to be 800/830 mm above finish floor level
- Hand basin clearances The clearances around and under the hand basin need to comply with the provisions of clause 15.3 of AES 1428.1:2009. Specific attention is drawn to the plumbing installation where the required clearances under the hand basin necessitate special consideration of the bottle trap associated with the hand basin
- Hand basin selection The detailing of the hand basin requires the installation of a shelf unit. It may be possible to specify a hand basin that incorporates a shelf section thereby eliminating an additional component to be installed in the USAT
- Hand basin mirror The mirror is to be flush mounted on the wall above the sink the bottom of the mirror is to be no more than 900 mm above the finish floor level and the top of the mirror is to be a minimum of 1850 mm above the finish floor level
- Hand basin tap It is recommended that a lever hand basin tap be installed in lieu of the capstan type
- Toilet roll holder The position of the toilet roll holder is to be in accordance with code requirements
- Coat hooks Coat hooks can be installed 1200 to 1350 mm above finish floor level and not closer than 500 mm from an internal corner. The coat hook can be installed on the wall or on the back of the door
- Soap dispensers/hand towel These items are to be able to be operated by one hand and shall be installed so that the tap or dispenser is not less than 900 and not more than 1100 mm above the finish floor level.
- Braille Tactile Signage The detailing of the Braille Tactile Signage will need to comply with the provision of NCC Clause D3.6 and NCC Specification D3.6. The location of the Braille Tactile sign is to be mounted on the latchside wall. The sign is to indicate the handing of the grabrails to the WC Pan. The following is an example of the type of information to be provided in the Braille Tactile Sign.
Details of Braille tactile signage are highlighted in the above Signage section of this report.

Compliance: The drawing set will need to include detailed documentation of all ambulant and accessible sanitary facilities to indicate compliance with the provisions of AS1428.1:2009.

3.13. Ambulant Sanitary Facilities

NCC Reference:	NCC Clause F2.4 Accessible Sanitary Facilities
	NCC Clause D3.6
	NCC Specification D3.6
Australian Standard Reference:	Clauses 16 of AS1428.1:2009

3.13.1. Provision

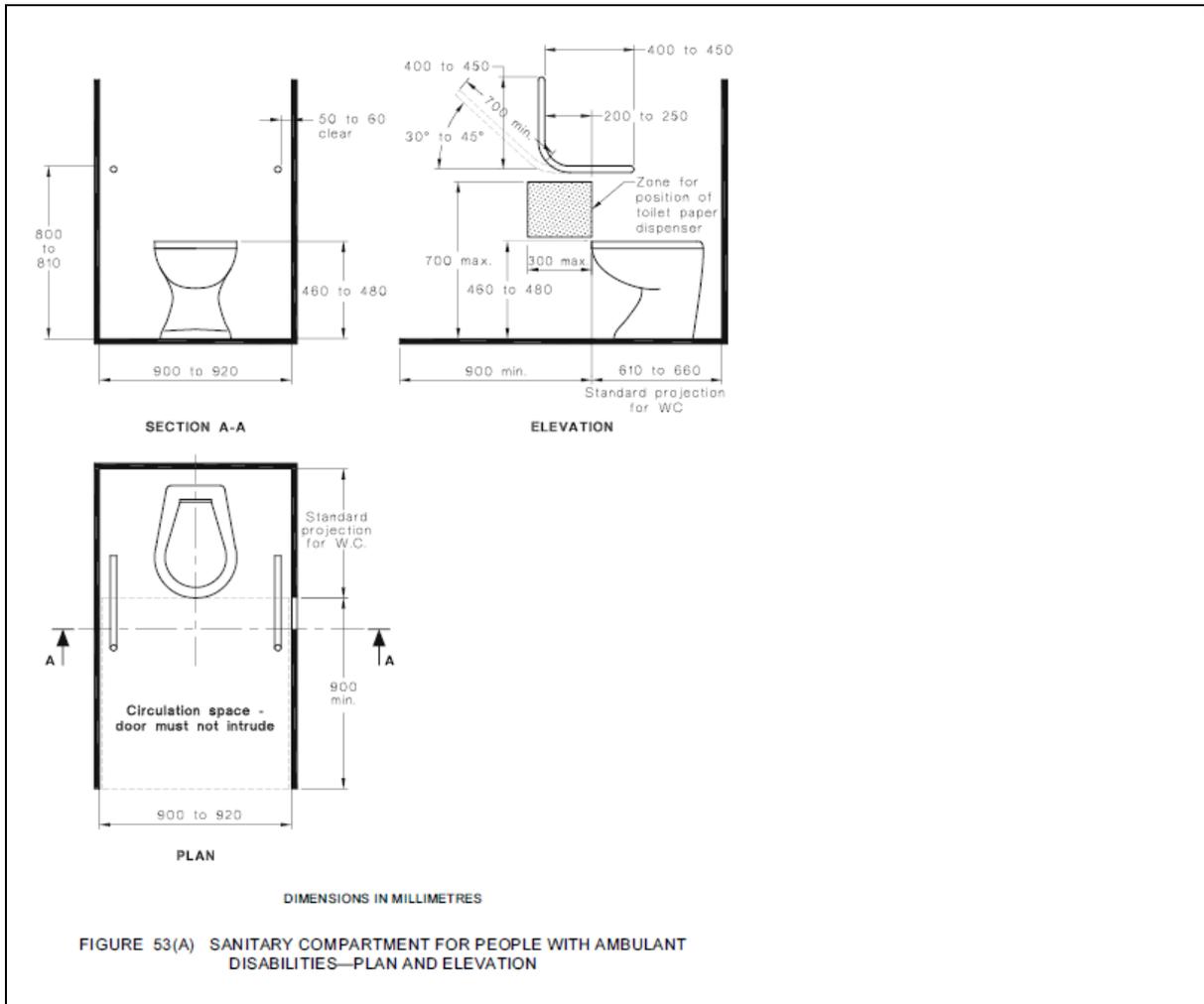
The drawing set indicated several ambulant sanitary facilities. Plan extracts highlighting their locations are noted in the above section, Accessible Sanitary Facilities.

3.13.2. Ambulant WCs – Requirements to be satisfied

The NCC, F2.4 specifies:

- (c) *at each bank of toilets where there are one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females*

The following extracts from the Australian Standards are provided for information.



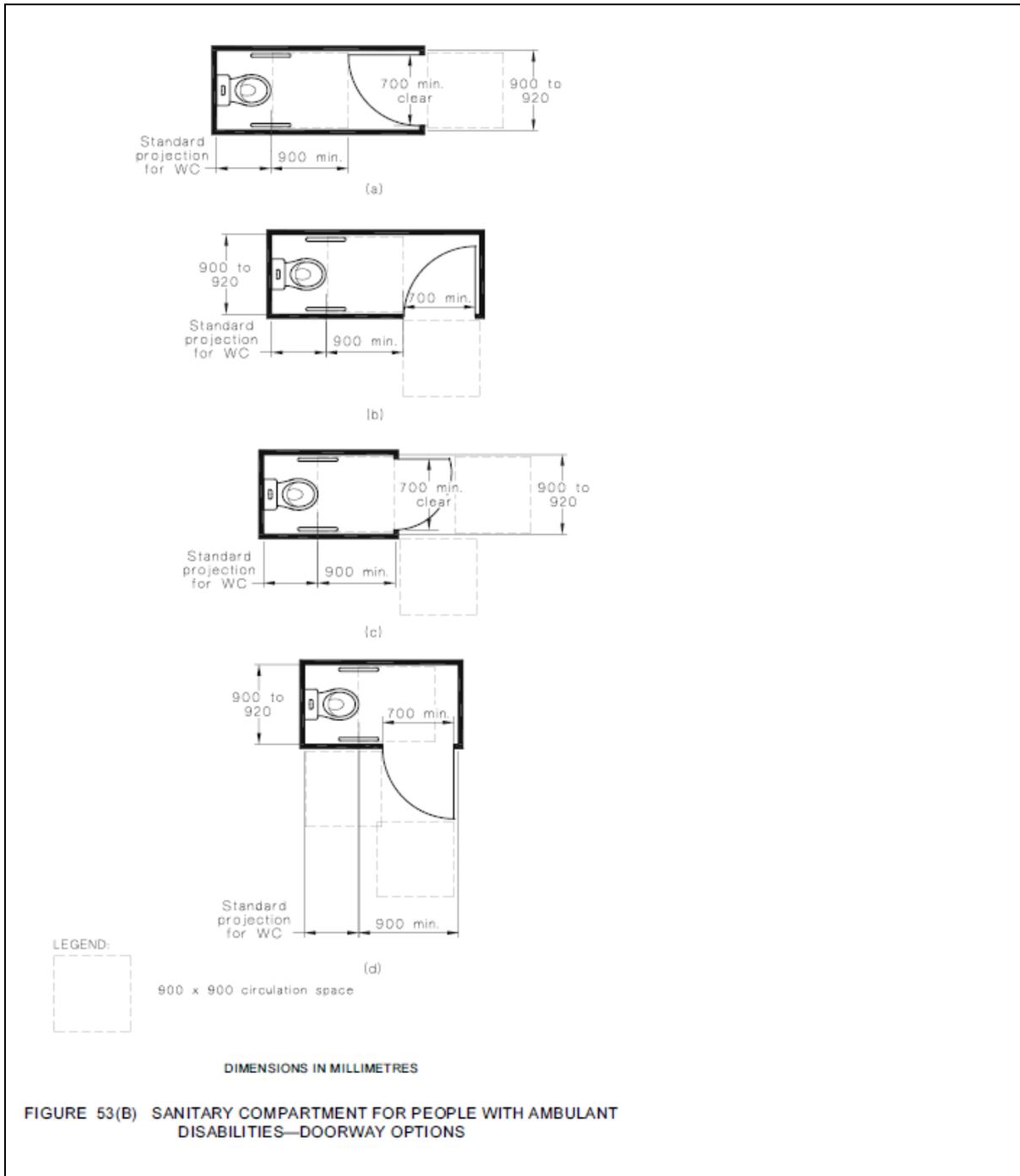


Figure 31 – Fig.53 AS1428.1 2009

Compliance: The drawings will need to be completed to indicate compliance with the provisions of AS1428.1:2009

3.14. Vertical transport

NCC Reference: E3.6 Passenger Lifts

Australian Standard Reference: AS1735.12 2020 Lifts, Escalators and Moving Walks

3.14.1. Lifts

The design indicates the provision of a single lift to provide connectivity and accessible access between the levels of this site.

The detailing of the lift car will need to satisfy the requirements of NCC Clause E3.6, the provisions of AS1735.12 and the placement of call buttons to comply with Clause 14 of AS1428.1:2009.

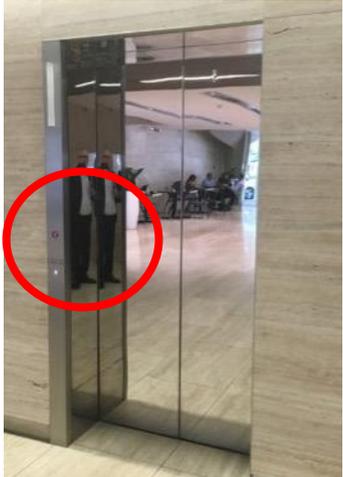
The minimum clear open width of the lift door shall be 900mm.

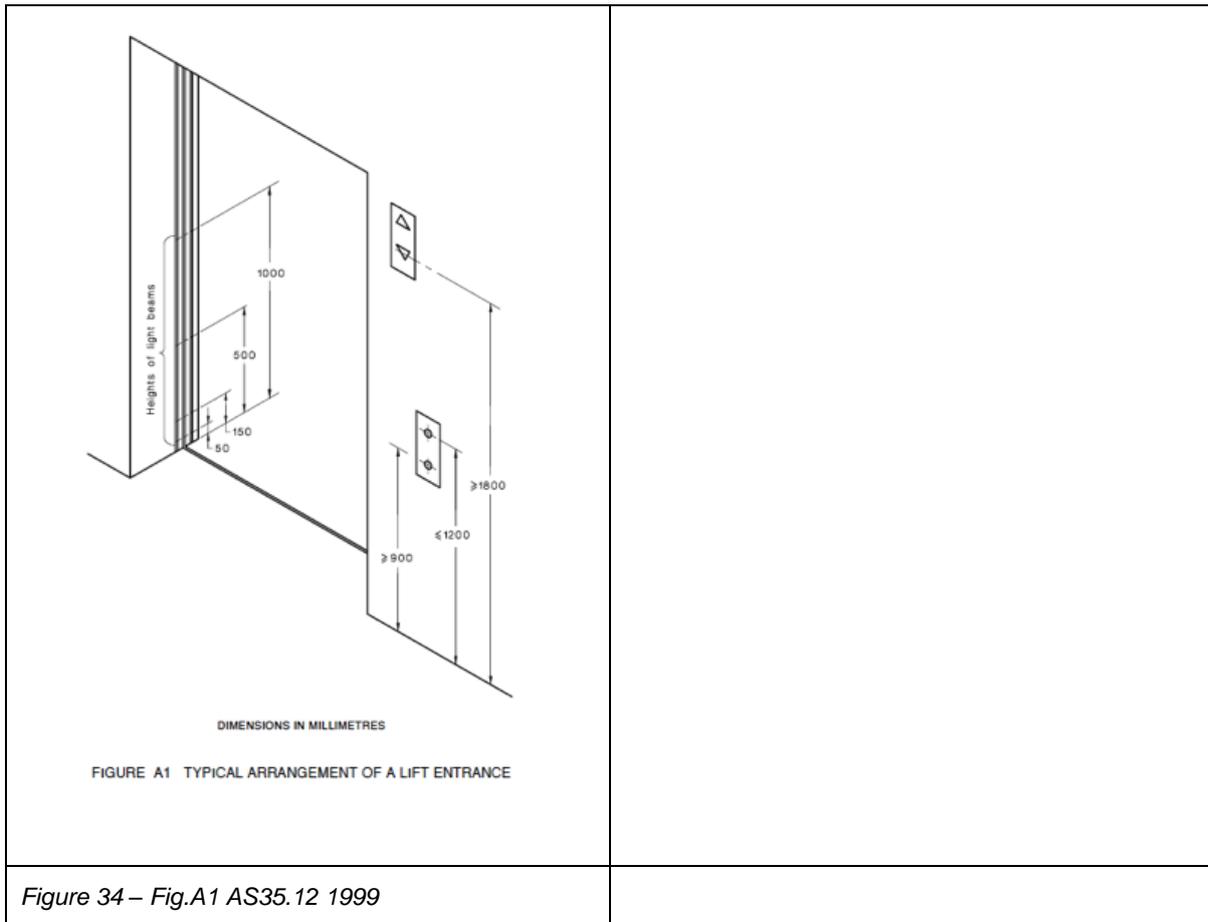
The minimum lift car dimension to satisfy the requirements of NCC Part E is as follows:

- Passenger Lifts 1100 x 1400mm (Lift travel less than 12m)

Attention is directed to the placement of the lift call button at each level. Many lift suppliers are locating the call button for single lift car installations in the jamb of the lift door assembly. If this surface is not flush with the adjoining wall the position of the button is not complainant with the provisions of Clause 14 of AS14281:2009. This clause requires switches not to be located within 500mm of an internal corner.

The lift call button in this case should be located next to the lift door as indicated in the plan extract below:

	
<p><i>Figure 32 - Image of non-compliant lift call button installation</i></p>	<p><i>Figure 33 -Image of compliant lift call button installation</i></p>



For placement of buttons, handrails and the like, we rely upon verification of compliance with AS1735.12 from the lift manufacturer.

Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.15. Carparking

NCC Reference:	DP1(a)(i) DP8(a) and (b) D3.5 Accessible Parking
Australian Standard Reference:	AS 2890.6:2009 Carparking

3.15.1. Carparking – Preamble

Onsite parking will be provided. Accessible parking spaces will need to be provided at the rate of 1:100 spaces provided.

Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.15.2. Specifications

The spatial requirements for an accessible parking space is as per the figure below, which details a 2.4m wide parking space with a 2.4m wide shared zone.

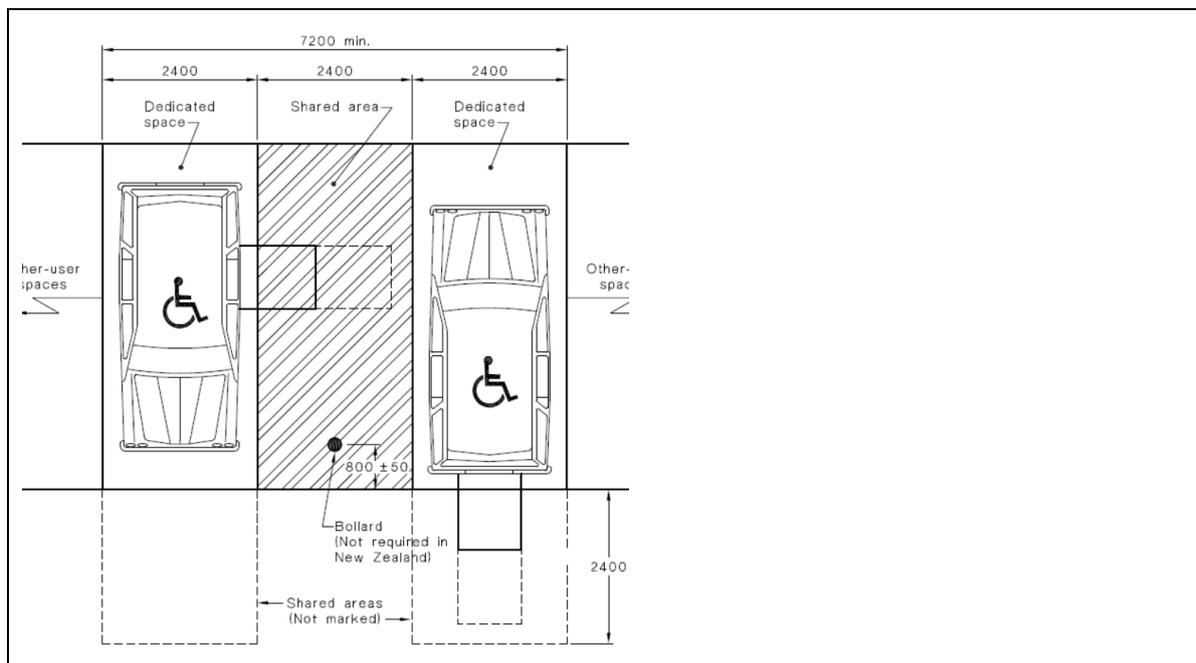
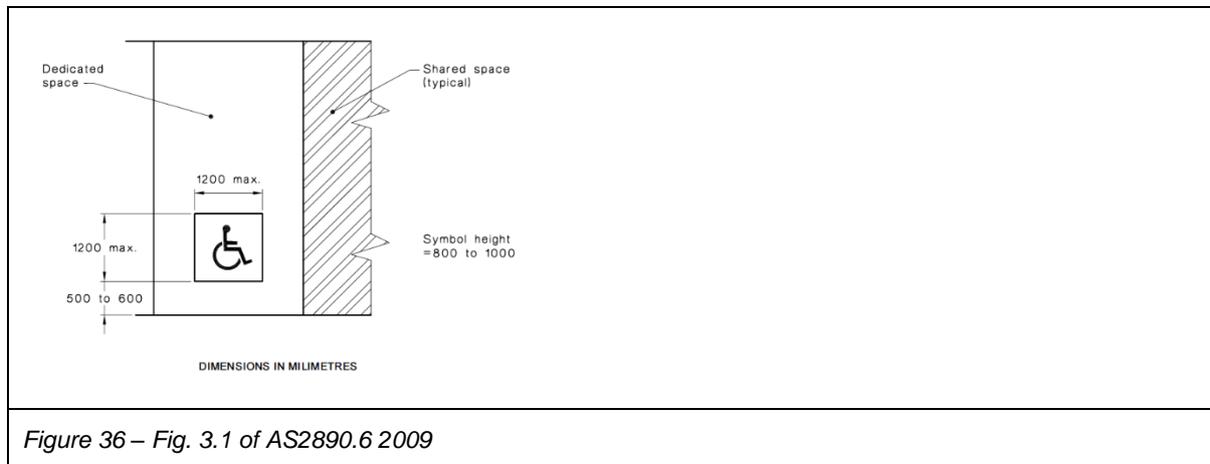


Figure 35 – Extract AS2890.6 2009

3.15.3. Carparking – linemarking

The line marking associated with the accessible parking spaces will need to satisfy the provisions of Section 3 of AS2890.6:2009. The international symbol for access shall be

marked in accordance with Figure 3.1 of AS2890.6:2009. Refer to the extracts from the Standard below.

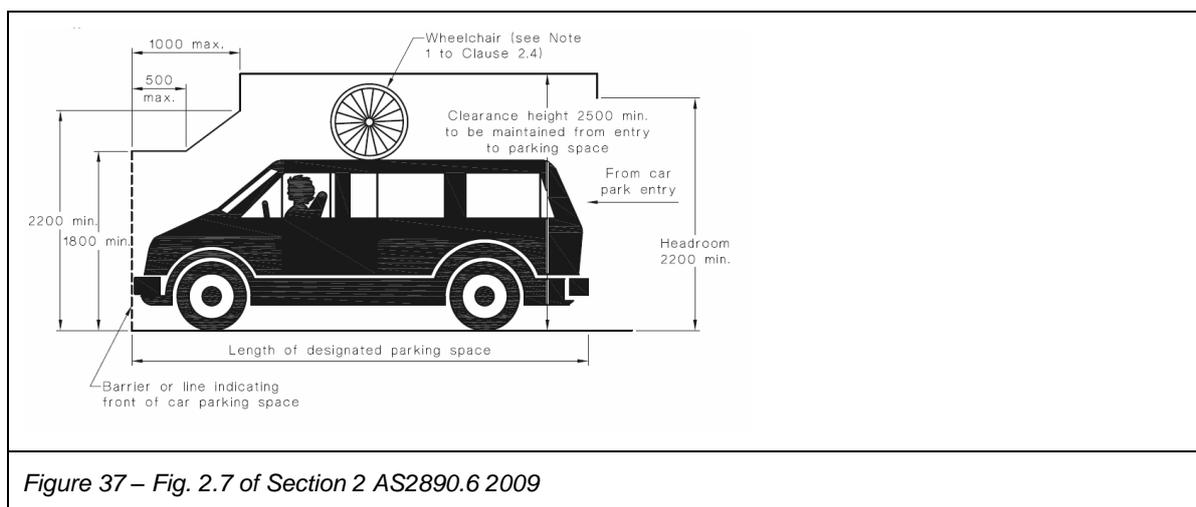


Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.15.4. Carparking – Height clearances

If a shade structure is proposed above the accessible parking area the clearances above the parking bays and aisleways will need to be as per the requirements noted at Clause 2.4 of AS2890.6:2009.

A 2200mm high clear path of travel is to be provided within the traffic aisle ways of the carpark. A clear zone of 2500mm will need to be provided above the accessible parking space.



Compliance: Future documentation will need to be provided indicating compliance with these requirements.

3.16. Furniture and Fitments

NCC Reference: D3.3 Parts of buildings to be accessible
 Australian Standard Reference: 24 (Furniture and Fitments) of AS1428.2 1992

3.16.1. Counters

The reception counter associated with the school reception are to include a portion of the counter that is accessible.

3.16.2. Tables

The tables located in each classroom will need to include accessible desks.

The accessible desks will need to be adjustable to meet the needs of the student. The preferred range of adjustability is 750-850mm AFFL.

The height of clearance beneath the unit from the finished floor should be 820 ± 20 mm.

Where there are two tables/counters provided, the following dimensions apply:

- (a) Height from the finished floor to the top of the unit:
 - (i) 1st unit: 750 ± 20 mm.
 - (ii) 2nd unit: 850 ± 20 mm.
- (b) Height of clearance beneath unit, from the finished floor:
 - (i) 1st unit: 730 ± 20 mm.
 - (ii) 2nd unit: 820 ± 20 mm.

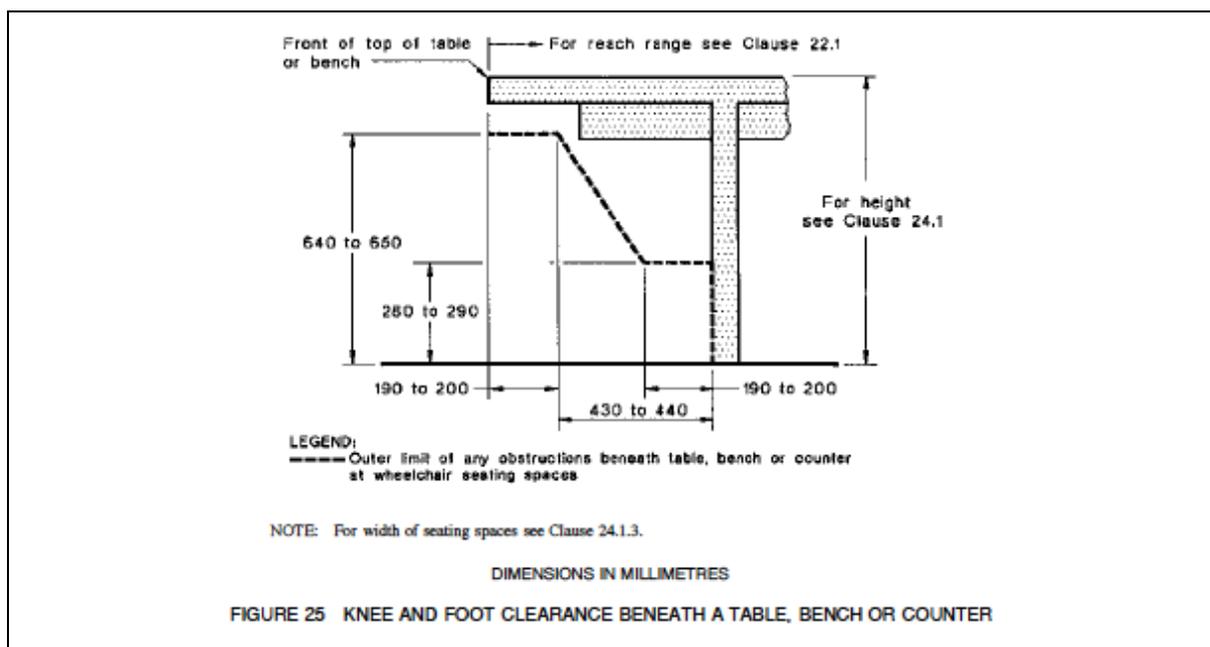


Figure 38 – Fig.25 AS1428.2:1992

3.16.3. Lockers

At least one or two lockers in each bank of lockers should be designated for someone with a mobility impairment.

The designated accessible lockers are to be reflected in drawings, with the key opening, locks and handle between 900 – 1100mm AFFL. Refer to the following Sketch that illustrates this zone in blue.

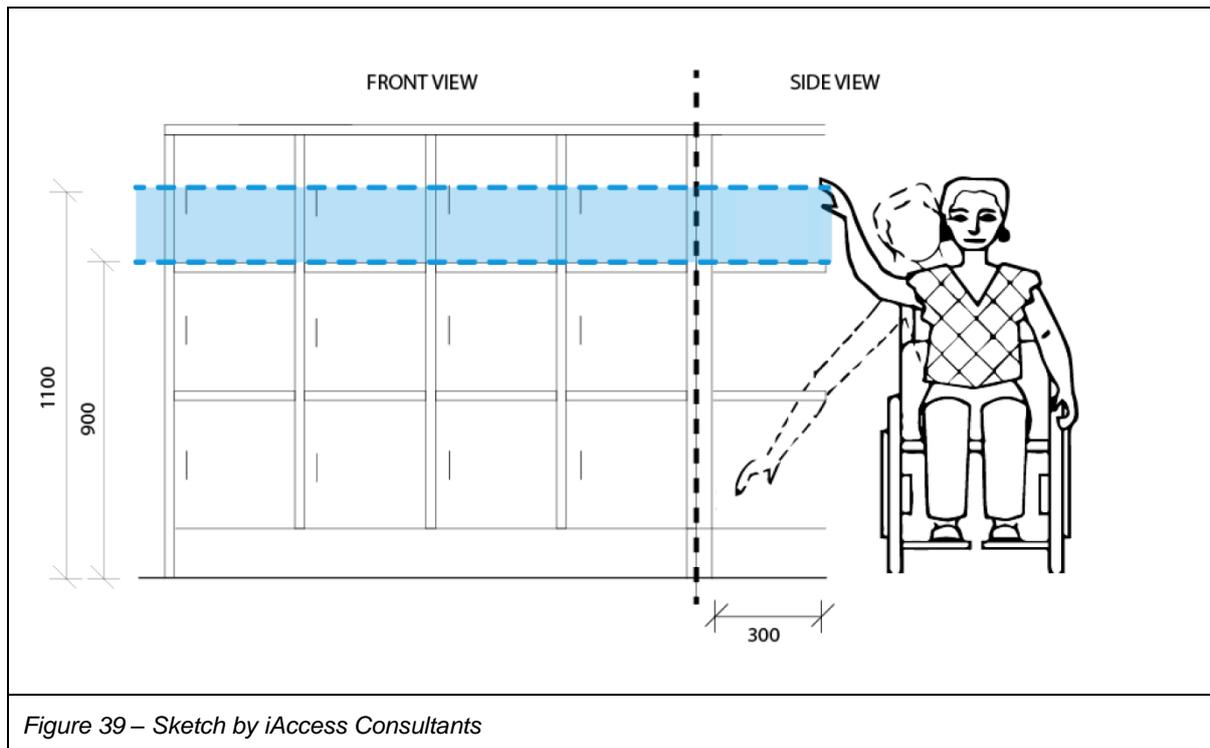


Figure 39 – Sketch by iAccess Consultants

If a staff member requires a locker within a certain reach range, they should be allocated an appropriate locker that best meets their needs.

3.16.4. Workstations

The distance between tables within workstations is to be a minimum of 1650mm.

The positioning of furniture in the staff room will need to comply with the provisions of Clause 24.1.7 of AS1428.2:1992.

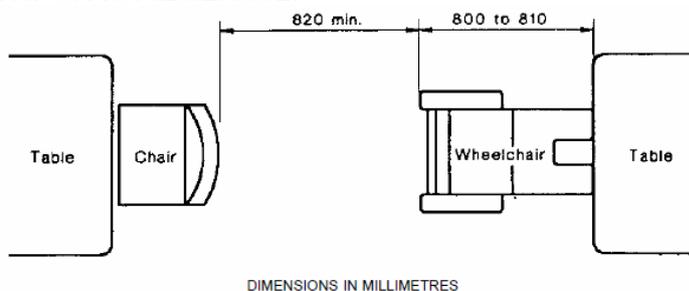


FIGURE 27 DISTANCE BETWEEN TABLES AND CHAIRS

Where possible, the furniture should not be built in to allow for accommodation of different seating opportunities and spatial allowances for any users who may require enhanced circulation space.

A 1m-wide (minimum) pathway should be provided throughout accessible areas, with 1500 x 1500mm turning zones for 90deg turns.

3.16.5. Drinking Fountain (if provided)

If a drinking fountain is proposed to be installed the design of the drinking will need to comply with the provisions of Clause 27.3 of AS1428.2:1992. (Extract follows)

27.3 Drinking fountains and water coolers

27.3.1 General

At each location where drinking fountains or water coolers are provided, at least one of these shall be in accordance with Figure 33.

27.3.2 Water outlet

The water outlet shall be as close as possible to the front of the unit. It shall direct the water flow to a height of 80 mm to 100 mm in a trajectory that is parallel or nearly parallel to the front of the unit (see Figure 33).

27.3.3 Controls

Controls shall either be centrally positioned at the front of the unit or if positioned at the side, be on both sides and not more than 180 mm from the front of the unit. Controls operable by one hand shall require an operating force of not more than 19.5 N.

27.3.4 Recessed drinking fountains

Where a drinking fountain is recessed, a clear width of space underneath the unit not less than 800 mm shall be provided.

27.3.5 Cup dispensers

The height of the operative components of cup dispensers shall be not more than 1100 mm above the trafficable surface.

3.18. Hearing augmentation

NCC Reference:	NCC Clause D3.7 NCC Clause D3.6 NCC Specification D3.6
Australian Standard Reference:	AS1428.5:2010 Design for access and mobility - Communication for people who are deaf or hearing impaired AS1428.4.1:2009
Requirement to be Satisfied:	NCC 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— <ul style="list-style-type: none">ii. in an auditorium, conference room, meeting room or room for judicatory purposes; oriii. at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.

3.18.1. Hearing Augmentation – Preamble

Details of the approach for hearing augmentation within the school will need to be provided. Compliance with the provisions of the EFSGs will need to be satisfied.

3.18.2. Hearing Augmentation – Requirements to be satisfied

A hearing augmentation system is to be provided in locations where a built-in amplification system is provided and to rooms provided for judicatory purposes.

A built-in amplification system is a system where speakers are either installed within a room or the wall mounted monitor has built-in speakers.

Where the wall mounted screen is not capable of broadcasting sound and any audio is provided by way of the speakers attached to a laptop or that are portable, the hearing augmentation provisions will not need to be applied.

Rooms with inbuilt communication systems will need to provide a hearing augmentation system.

Section 2.3 of AS1428.1:2010 identifies the types of hearing augmentation system:

Persons with a hearing loss may or may not have a personal hearing aid or a cochlear implant fitted. When choosing an ALS the outcome should enable communication by all people with hearing impairment whether they wear hearing aids, or have hearing aids or cochlear implants without a telecoil (T-switch), or have hearing aids or cochlear implants with a telecoil (T-switch).

ALS types include—

- (a) *audio frequency induction loop systems (AFILSs);*

- (b) modulated radio systems (commonly referred to as FM systems); and*
- (c) infra-red (IR) systems.*

Details of the proposed method of hearing augmentation to be installed will need to be provided as part of the detailed documentation provided for this project.

Where hearing Augmentation systems are installed, a Braille Tactile Sign incorporating the international symbol of deafness will need to be provided.

NCC D3.6 identifies the requirement for Braille Tactile Signage to be implemented where a hearing augmentation system is installed.

(b) signage including the international symbol for deafness in accordance with AS1428.1 must be provided within a room containing a hearing augmentation system identifying –

- (i) the type of hearing augmentation; and*
- (ii) the area covered within the room; and*
- (iii) if receivers are being used and where the receivers can be obtained*

Refer to the 'Signage' section of this report for details of Braille Tactile Signage requirements.

Compliance:	Future documentation will need to be provided indicating compliance with these requirements.
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4. Disability (Access to Premises – Building) Standard 2010 – Compliance Summary

PART / CLAUSE	CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
A4.1	Classifications Class 9b — Assembly Building	Note	
DP1	Performance requirement Access must be provided, to the degree necessary, to enable: a) people to: i. approach the building from the road boundary and from any <i>accessible</i> carparking spaces associated with the building; and	Additional Information to be provided	
	ii. approach the building from any accessible associated building; and	Additional Information to be provided	
	iii. access work and public spaces, accommodation and facilities for personal hygiene; and	Additional Information to be provided	
	b) Identification of accessways at appropriate locations which are easy to find.	Additional Information to be provided	
DP4	Performance requirement <i>Exits</i> must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to: a) the travel distance; and b) the number, mobility and other characteristics of occupants; and c) the function or use of the building; and d) the height of the building; and e) Whether the <i>exit</i> is from above or below ground level.	Satisfied	
DP6	Performance requirement So that occupants can safely evacuate the building, <i>accessways</i> to <i>exits</i> must have dimensions appropriate to: a) the number, mobility and other characteristics of occupants; and b) the function or use of the building.	Satisfied	

PART / CLAUSE	CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
DP8	<p>Performance requirement</p> <p>Carparking spaces for use by people with a disability must be:</p> <ol style="list-style-type: none"> 1. provided, to the degree necessary, to give equitable access for carparking; and 2. designated and easy to find. 	Additional Information to be provided	
DP9	<p>Performance requirement</p> <p>An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired.</p>	Additional Information to be provided	
D3.1	General Building Access Requirements Class 9b Assembly Building		
Table D3.1	To and within all areas normally used by the occupants.	Satisfied	
D3.2	Access to Buildings		
	(1) An <i>accessway</i> must be provided:	Satisfied	
	(a) to a building <i>required</i> to be <i>accessible</i> ;		
	(b) from the main points of a pedestrian entry at the allotment boundary; and	Additional Information to be provided	
	I. from another <i>accessible</i> building connected by a pedestrian link; and	Additional Information to be provided	
	II. from any required accessible carparking space on the allotment.	Additional Information to be provided	
	(2) In a building <i>required</i> to be <i>accessible</i> , an <i>accessway</i> must be provided through the principal pedestrian entrance, and: <ol style="list-style-type: none"> a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and b. in a building with a total <i>floor area</i> more than 500sqm, a pedestrian entrance which is not <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance; <p>Except for pedestrian entrances serving only areas exempted by clause D3.4.</p>	Additional Information to be provided	
D3.3	Parts of buildings to be accessible		
	In a building <i>required</i> to be <i>accessible</i> :		
	a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:		
	i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	Additional Information to be provided	

PART / CLAUSE	CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
	ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;	Additional Information to be provided	
	iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;	Not Applicable	
	b) every passenger lift must comply with clause E3.6;	Additional Information to be provided	
	c) <i>accessways</i> must have: <ul style="list-style-type: none"> i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>accessway</i> where a direct line of sight is not available; and ii. turning spaces complying with AS 1428.1: <ul style="list-style-type: none"> A. within 2m of the end of <i>accessways</i> where it is not possible to continue travelling along the <i>accessway</i>; and B. at maximum 20 m intervals along the <i>accessway</i>; 	Additional Information to be provided	
	d) an intersection of <i>accessways</i> satisfies the spatial requirements for a passing and turning space;	Additional Information to be provided	
	e) a passing space may serve as a turning space;	Additional Information to be provided	
	f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a <i>storey</i> or level other than the entrance <i>storey</i> in a Class 5, 6, 7b or 8 building- <ul style="list-style-type: none"> (i) containing not more than 3 <i>storeys</i>; and (ii) with a <i>floor area</i> for each <i>storey</i>, excluding the entrance <i>storey</i>, of not more than 200sqm. 	Not Applicable	
D3.5	Carparking	Additional Information to be provided	
D3.6	Signage	Additional Information to be provided	
D3.7	Hearing Augmentation	Additional Information to be provided	
D3.8	Tactile Indicators	Additional Information to be provided	
D3.9	Wheelchair seating	Additional Information to be provided	
D3.10	Swimming pool	Not Applicable	

PART / CLAUSE	CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
D3.11	Ramps (Connecting Ramps)	Not Applicable	
D3.12	Glazing on an accessway On an <i>accessway</i> , where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with Clause 6.6 of AS 1428.1.	Additional Information to be provided	If full-height glazing is provided, visual indicators are required.
Part D4	Braille & Tactile Signs	Additional Information to be provided	The signage detailing will need to comply with the provisions of Clause D3.6 and Specification D3.6 of the BCA as well as Clauses 16.3 and 17 of AS1428.2 which addresses the size of the pictogram as well as the height of lettering.
Part E3	Lift Installation	Additional Information to be provided	
Part F2	Sanitary and other facilities	Additional Information to be provided	