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To: Ibiz Design
Project: Warakirri College
Report: Access Assessment Report
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DOCUMENT CONTROL

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		Prepared by	Verified by
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1 BASIS OF ASSESSMENT

1.1 Location

The building development, the subject of this report, is located at 6a Watsford Road, Campbelltown. The proposed development incorporates the construction of new school facilities, including learning spaces, student and staff facilities, an indoor sport/recreation area and basement carparking associated with Warakirri College. Direct vehicular access is provided off Watsford Road.

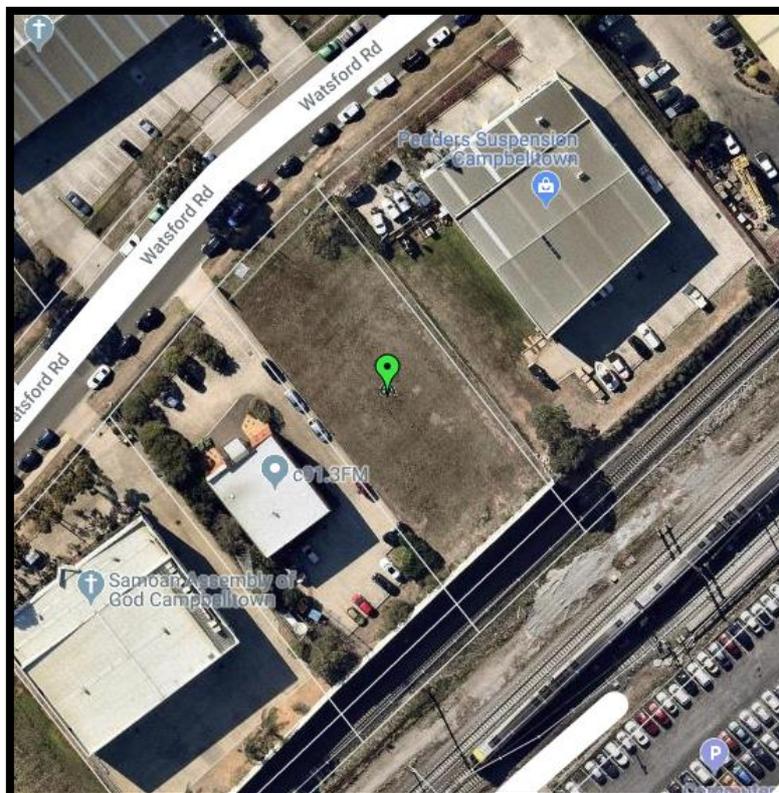


Image courtesy Nearmap

1.2 Purpose

The purpose of this report is to assess the proposed building against the following Deemed-to-Satisfy provisions of the Building Code of Australia 2019 (BCA2019) to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

- Disability Discrimination Act 1992 (DDA);
- Disability Access to Premises Standards 2010 (Premises Standards);
- Building Code of Australia 2019 (BCA2019) – Part D3 and Clauses E3.6 and F2.4; and
- Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the provisions of the BCA2019 as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and the separate report 110810-BCA-r1 should be relied upon for this assessment.

This report does not include nor 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 existing or proposed structural elements of the building (unless specifically referred to); and
- The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2 (refer separate BCA assessment report 110810-BCA-r1);
- Demolition Standards not referred to by the BCA2019;
- Work Health and Safety Act;
- Construction Safety Act;
- 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;
- Conditions of Development Consent issued by the Local Consent Authority; and
- This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA2019.

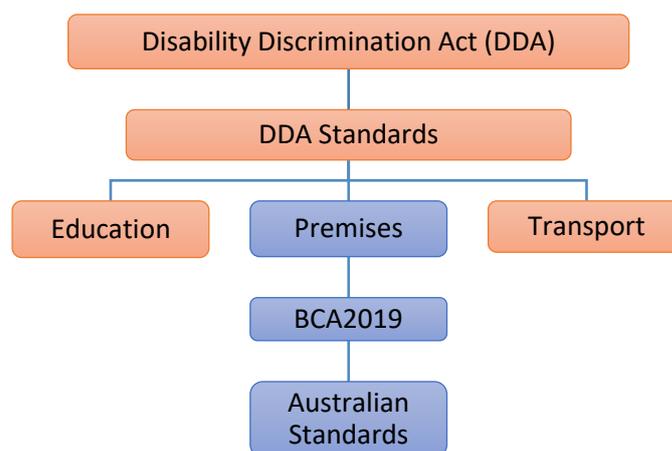
1.4 Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease-causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the BCA2019 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

The graph below indicates the current relationship of the BCA2019 to the DDA.



1.5 Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings. They do not apply to existing buildings that are not undergoing upgrade. They will only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters. The Premises Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

The “affected part” is the accessway from the principal pedestrian entrance to the area of the new works including the entry door at principal pedestrian entrance. The relevant provisions of the Premises Standards will apply to a new part of a building, and any “affected part” of a building, if the building is Class 1b, Class 2 (if a new and short term rent accommodation is available) and Classes 3, 5, 6, 7, 8, 9 or 10 buildings.

As a new Class Class 5, 7a & 9b building is included within this development, the Premises Standards will apply to this building. However, with the requirements of the Premises Standards mirroring the requirements of the BCA2019, compliance under BCA2019 will be equivalent to achieve compliance with the Premises Standards.

1.6 Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

2 BUILDING DESCRIPTION

For the purposes of the BCA2019 and Access Code for Buildings (Premises Standards – Schedule 1) the development may be described as follows.

2.1 Classification

Under the provisions of Clause A3.2 of BCA2019, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
7a & 9b	Lower Ground	Carparking, Indoor Sport/Recreation
5 & 9b	Ground	Offices/Administration, Learning Spaces
5 & 9b	First Floor	Offices, Learning Spaces

2.2 Areas Required to be Accessible

Under the provisions of Clause D3.1 of BCA2019, the following areas of the building are required to be accessible:

Table 2. Areas Required to be Accessible

Level	Area / Room	Description
Lower Ground	Carparking	To and within any level containing accessible car parking spaces
Lower Ground - First	All other areas	To and within all areas normally used by the occupants.

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 have been considered where applicable in the process of developing the above table.

3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

3.1 Introduction

The table below is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible as outlined in Part 2.2 of this report.

Accessibility has been assessed against the relevant portions of the BCA2019, Access Code for Buildings and the related Australian Standards for each item listed below.

The abbreviations outlined below have been used in the following tables.

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there was not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, subject to noting the requirements of each clause, compliance can be readily achieved.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

Building Code of Australia 2019 Assessment Summary (BCA2019)

Table 3. BCA2019 Summary

CLAUSE		COMMENT	STATUS
SECTION D: ACCESS AND EGRESS			
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY			
D3.0	Deemed To Satisfy Provisions	Informational.	Noted
D3.1	General Building Access Requirements	<p>Access complying with AS 1428.1-2009 must be provided from the principal pedestrian entrance at the property boundary and to and within all areas normally used by the occupants in the Class 5/9b parts, and to and within the carpark level containing accessible carparking spaces in the Class 7a part, as per Table D3.1 of this Clause.</p> <p>Access is to be provided to and into the building via the front walkway and main entrance door. From this point circulation is provided throughout the ground floor part of the building, and to other floor levels of the building via the central lift access.</p> <p>The specifics of each access provision are discussed further within the following sections.</p>	CRA
D3.2	Access to Buildings	<p>Access complying with AS1428.1-2009 is to be provided to the building via the main point of pedestrian entry at the allotment boundary. Access is provided via the front walkway to the front entry door.</p> <p>The front entrance gate and building doorways are shown to be not less than 850mm in at least one door leaf and therefore are capable of complying as an accessible entry point into the building.</p>	CRA
D3.3	Parts of Buildings to be Accessible	<p>As per D3.1 access is required to and within all areas normally used by the occupants and to the carparking level which contains accessible carparking spaces.</p> <p>Based on the initial assessment, access is to be provided via the front walkway and through the main entrance being the principal pedestrian entrance. From this point, access is provided throughout the level ground floor part of the building which includes circulation to lift access between floor levels above and below.</p> <p>Doorways in an accessway are required to be not less than 850mm clear opening width (920mm door leaf) to comply with AS1428.1-2009. This shall be confirmed at CC stage.</p> <p>The details around fixtures and fittings, including tactile ground surface indicators, are to be further assessed at CC stage.</p>	CRA

SECTION D: ACCESS AND EGRESS		
D3.4 Exemptions	<p>The following areas have been contemplated as areas which are exempt from the requirements to provide compliant access under this Clause:</p> <ol style="list-style-type: none"> a. First Floor Plant Room; b. Ground Floor Cleaner's Room. 	Noted
D3.5 Accessible Car Parking	<p>The accessible car spaces must comply with AS 2890.6-2009 including signage requirements. Compliance is generally demonstrated in the size and configuration of the disabled carparking spaces and shared zones. Whilst the sectional drawings do not demonstrate this, it has been confirmed that a 2200mm clear height approach to the carparking space, and 2500mm clear height over the carparking space, are provided.</p>	CRA
D3.6 Signage	<p>Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:</p> <ul style="list-style-type: none"> – sanitary facility; and – any space with a hearing augmentation system; and <p>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 –</p> <ul style="list-style-type: none"> – the type of hearing augmentation; and – the area covered within the room; and – if receivers are being used and where the receivers can be obtained. <p>Signage to accessible sanitary facilities must identify if the facility is suitable for left or right-handed use; and signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility.</p> <p>Where a bank of 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 facility.</p>	CRA
D3.7 Hearing Augmentation	<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed in a room in a Class 9b building. Any required hearing augmentation system shall comply with the requirements of this Clause. To be further assessed at CC stage.</p>	CRA

SECTION D: ACCESS AND EGRESS			
D3.8	Tactile Indicators	<p>For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway, a ramp other than a step ramp or kerb ramp, and in the absence of a suitable barrier an overhead obstruction less than 2 m above floor level, other than a doorway; and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building if there is no kerb or kerb ramp at that point.</p> <p>Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1. To be further assessed at CC stage.</p>	CRA
D3.9	Wheelchair seating spaces in Class 9b Assembly Buildings	Not applicable.	N/A
D3.10	Swimming Pools	Not applicable.	N/A
D3.11	Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp	CRA
D3.12	Glazing on an Accessway	On an accessway, 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 AS 1428.1.	CRA
SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS			
1.	Scope	Informational.	Noted
2.	Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	CRA
3.	Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	CRA
4.	Luminance-contrast	All accessible signage to comply with this clause and As1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and braille. Luminance contrast to be measured on the location once installed.	CRA
5.	Lighting	Braille and tactile signs to be appropriate illuminated, in complaint with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	CRA
6.	Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	CRA
SECTION E: SERVICES AND EQUIPMENT			
PART E3 – LIFT INSTALLATIONS			
E3.0	Deemed-to-Satisfy Provisions	Informational.	Noted

SECTION E: SERVICES AND EQUIPMENT			
E3.6	Passenger Lifts	<p>In an accessible building, every passenger lift must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, and not rely on a constant pressure device for its operation if the lift car is fully enclosed. The floor dimensions of the lift are currently shown to be 1400 wide x 1600 deep which will permit compliance to be achieved in this regard.</p>	CRA

SECTION F: HEALTH AND AMENITY			
PART F2 – SANITARY AND OTHER FACILITIES			
F2.0	Deemed-to-Satisfy Provisions	Informational.	Noted
F2.4	Accessible Sanitary Facilities (including Table F2.4)	<p>As per Table F2.4(a) an accessible unisex sanitary compartment has been provided on every storey containing sanitary compartments and at not less than 50% of the toilet banks on each storey and therefore complies in this regard.</p> <p>However, the ground floor employee staff facilities require an ambulant sanitary compartment for separate use by male and female staff. Currently, only one ambulant sanitary compartment has been shown, and therefore a sanitary compartment has only been provided for use of males or females, and not for both. Separate ambulant sanitary compartments shall be provided for the use of both sexes, and access to any sanitary compartment cannot be via crossing an area reserved for one sex.</p> <p>It is also identified that the accessible unisex sanitary compartments do not comply with the circulation space and fixtures requirements of AS1428.1-2009. It is recommended that the closet pan be swapped with the handbasin in the location to achieve compliance.</p> <p>See also comments regarding the sanitary facilities contained in separate BCA report 110810-BCA-r2 requiring further information and clarification.</p>	<p>FI – Refer Part 4.2 of Report</p>

4 MATTERS FOR FURTHER CONSIDERATION

4.1 General

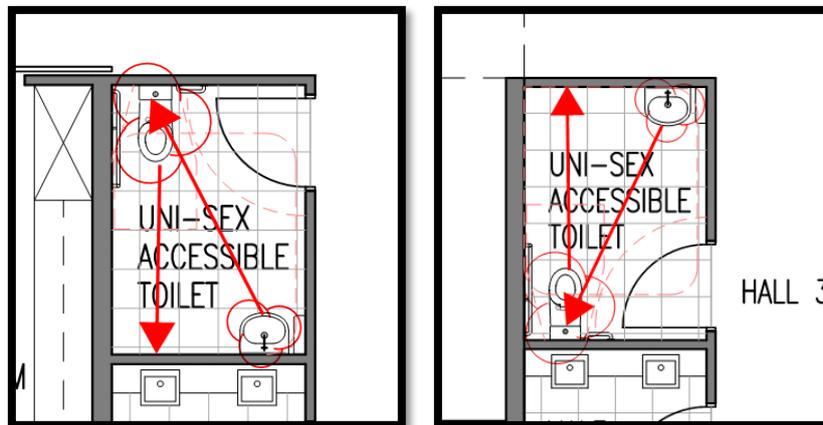
Assessment of the architectural design documentation against the Deemed-to-Satisfy Provisions of the BCA2019 has revealed the following areas where compliance with the BCA2019 may require further consideration.

Note: Part 3 of this report provides a detailed assessment of the proposal against all relevant Deemed-to-Satisfy Provisions of the BCA2019. It is important that Part 3 of this report is read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

4.2 Accessibility (BCA)

4.2.1 Accessible Toilets

Currently, compliant circulation with AS1428.1-2009 is not achieved in the unisex accessible sanitary compartments. To address the circulation space non-compliances, the toilet and handbasin may be relocated, as shown below. It is important to ensure that the swing of the door arc is not less than 300mm from the nearest part of the handbasin.

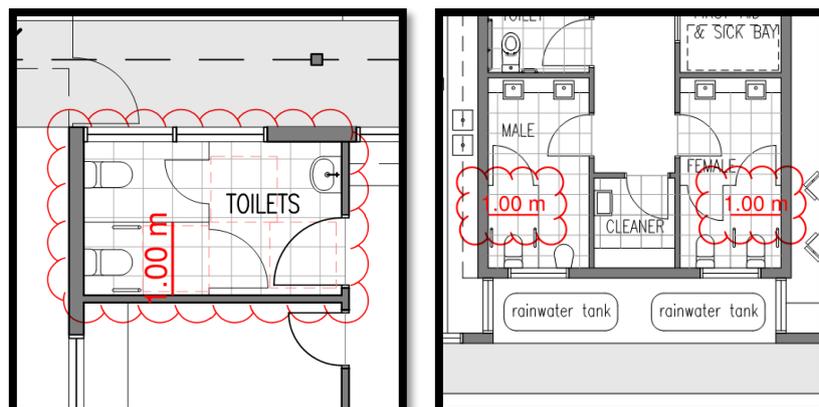


4.2.2 Ambulant Cubicles

Ensure ambulant cubicles are provided for both male and female staff. Currently, sanitary facilities are provided for the use of only either male or female (this is not specified which sex), and this would be a technical non-compliance.

The ambulant sanitary compartments throughout shall also be between 900mm and 920mm in width. Currently, these are shown to be 1000mm in width, which would be a technical non-compliance.

See also comments regarding the sanitary facilities contained in separate BCA report 110810-BCA-r2 requiring further information and clarification of the sanitary facility allocation.



4.3 Design Certification

Further the following items are to form part of a design statement or specification:

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. Handrails will comply with Clause 12 of AS1428.1-2009.
10. Grabrails will comply with Clause 17 of AS1428.1-2009.
11. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
12. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6. Refer to Annexure B1 for a diagrammatic explanation.
13. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
14. Switches and power points will comply with Clause 14 of AS1428.1-2009.
15. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
16. Braille and tactile signage will comply with BCA2019 Clause D3.6.
17. Signage will to comply with Clause 8 of AS1428.1-2009.
18. A hearing augmentation system shall be provided to the building in accordance with BCA2019 Clause D3.7.
19. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.
20. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
21. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

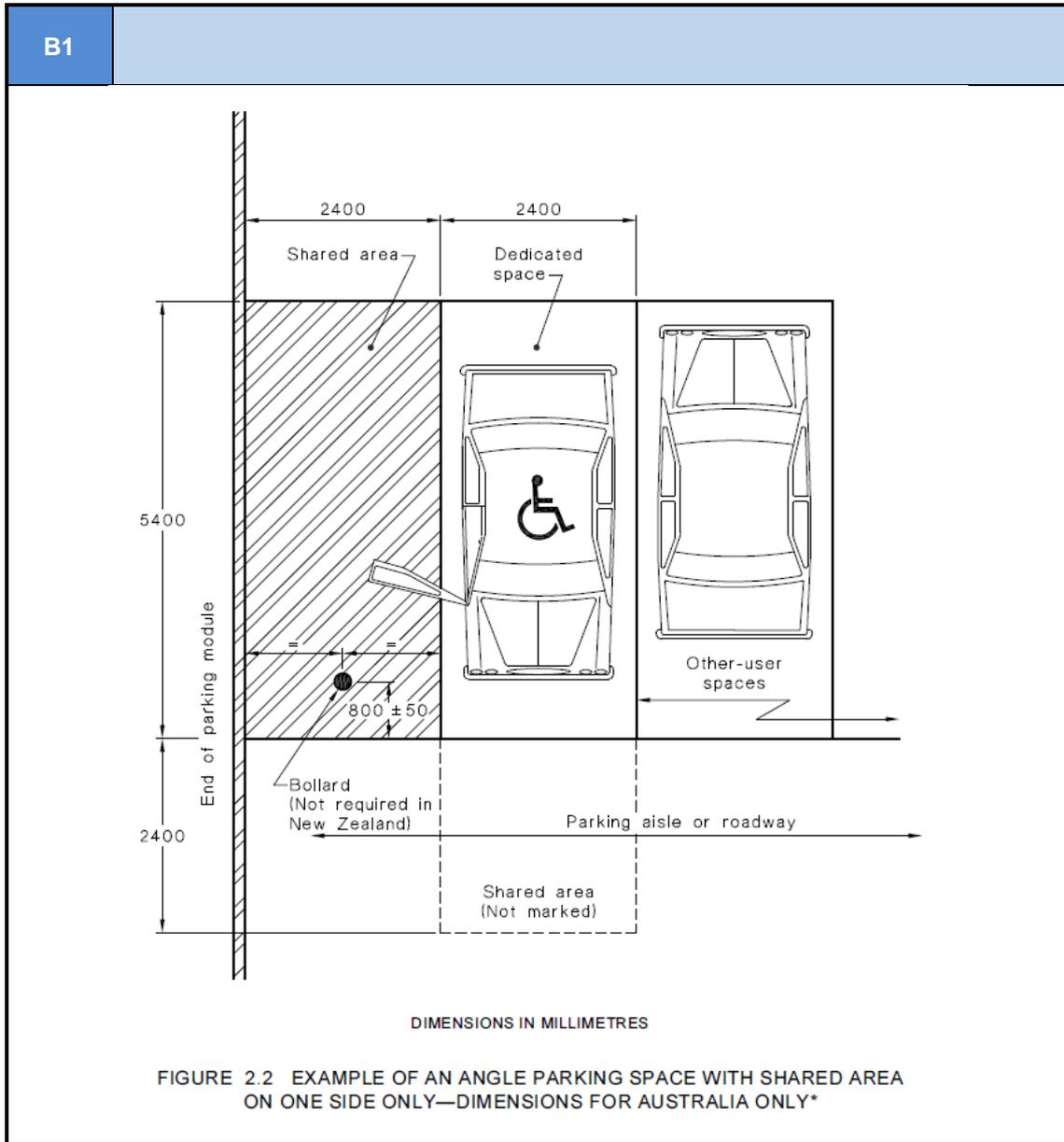
ANNEXURE A - DESIGN DOCUMENTATION

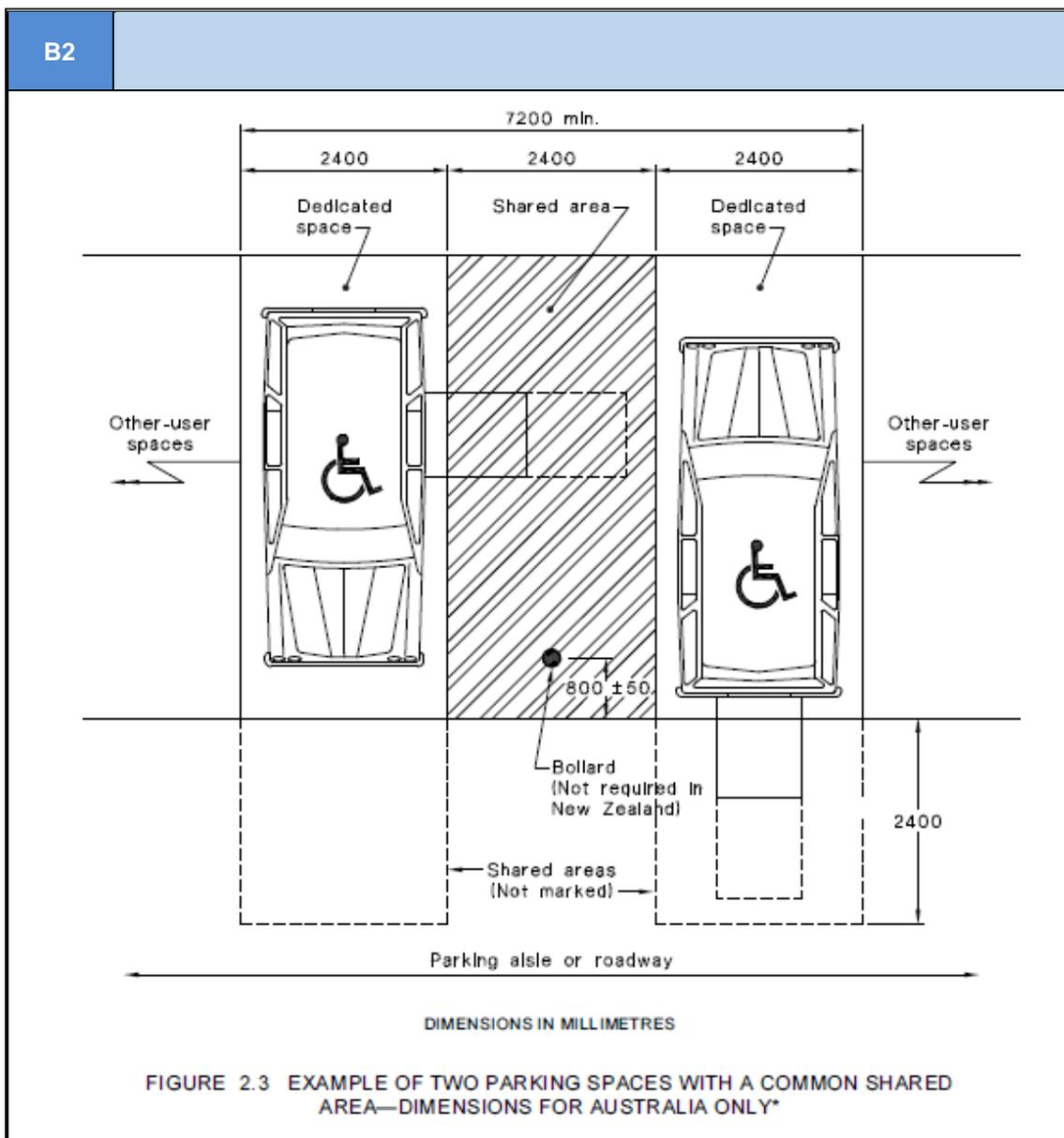
This report has been based on the following design documentation.

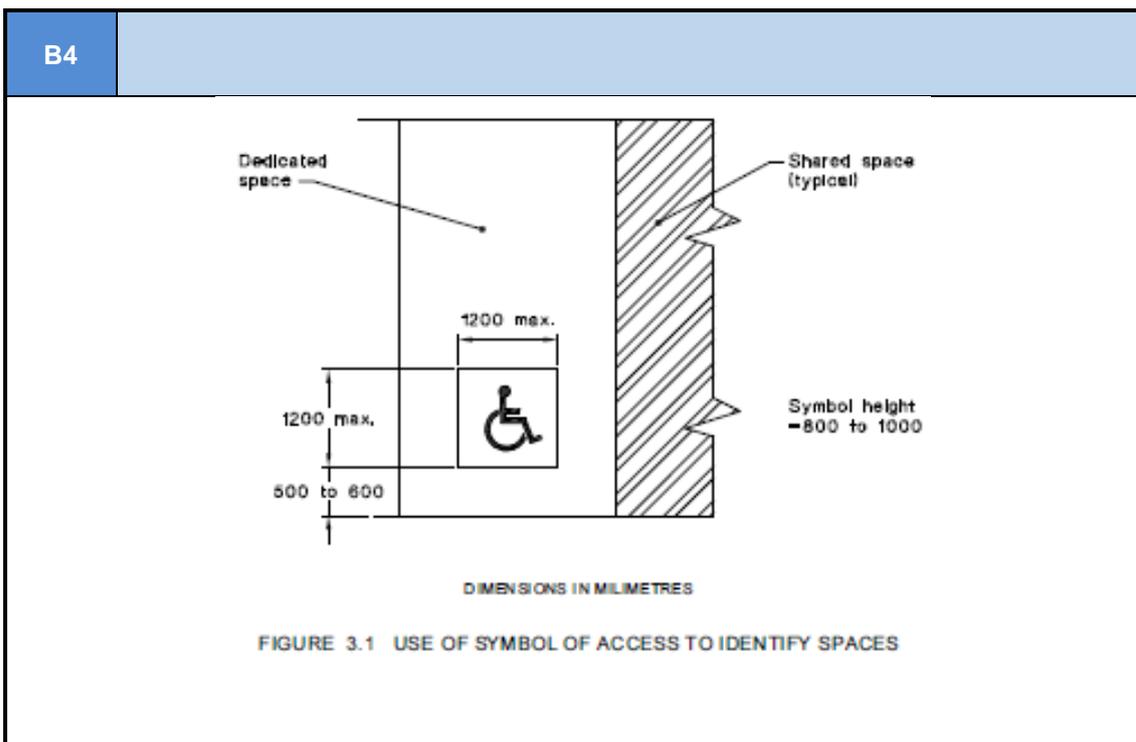
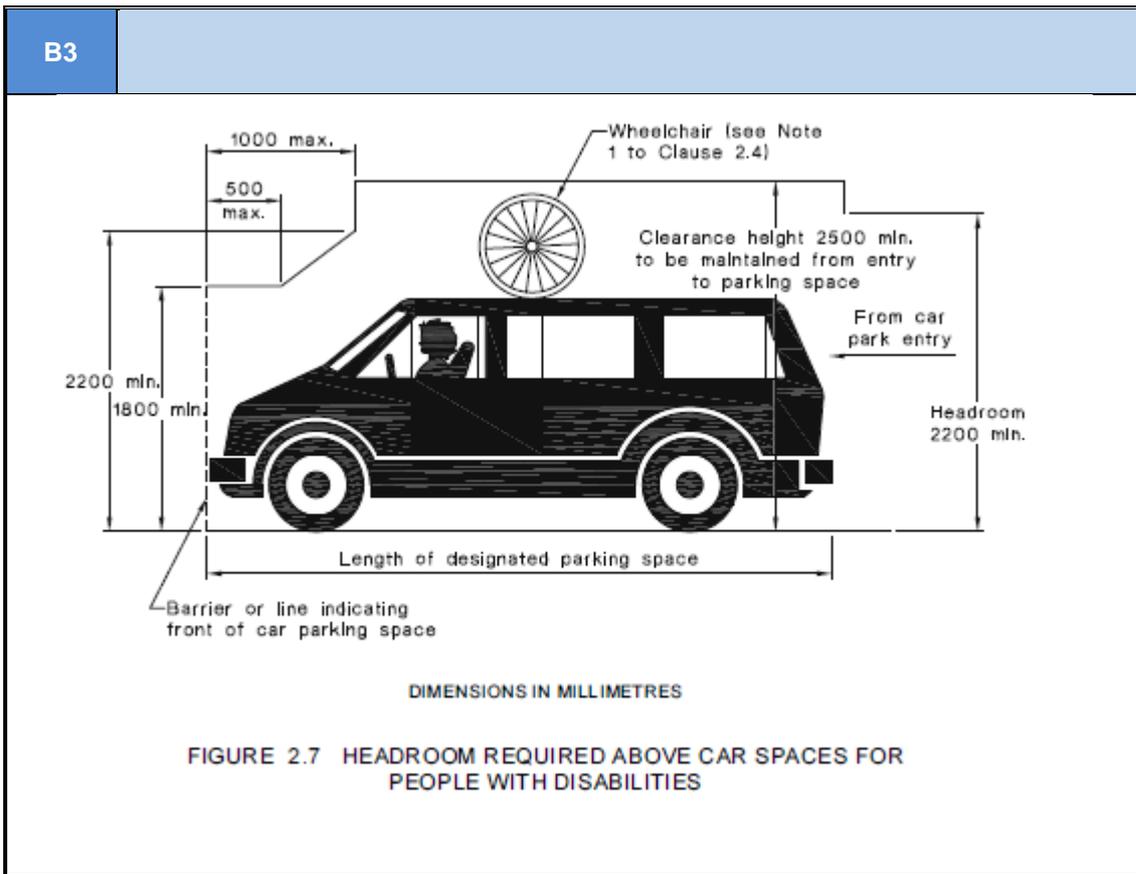
Table 4. Architectural Plans

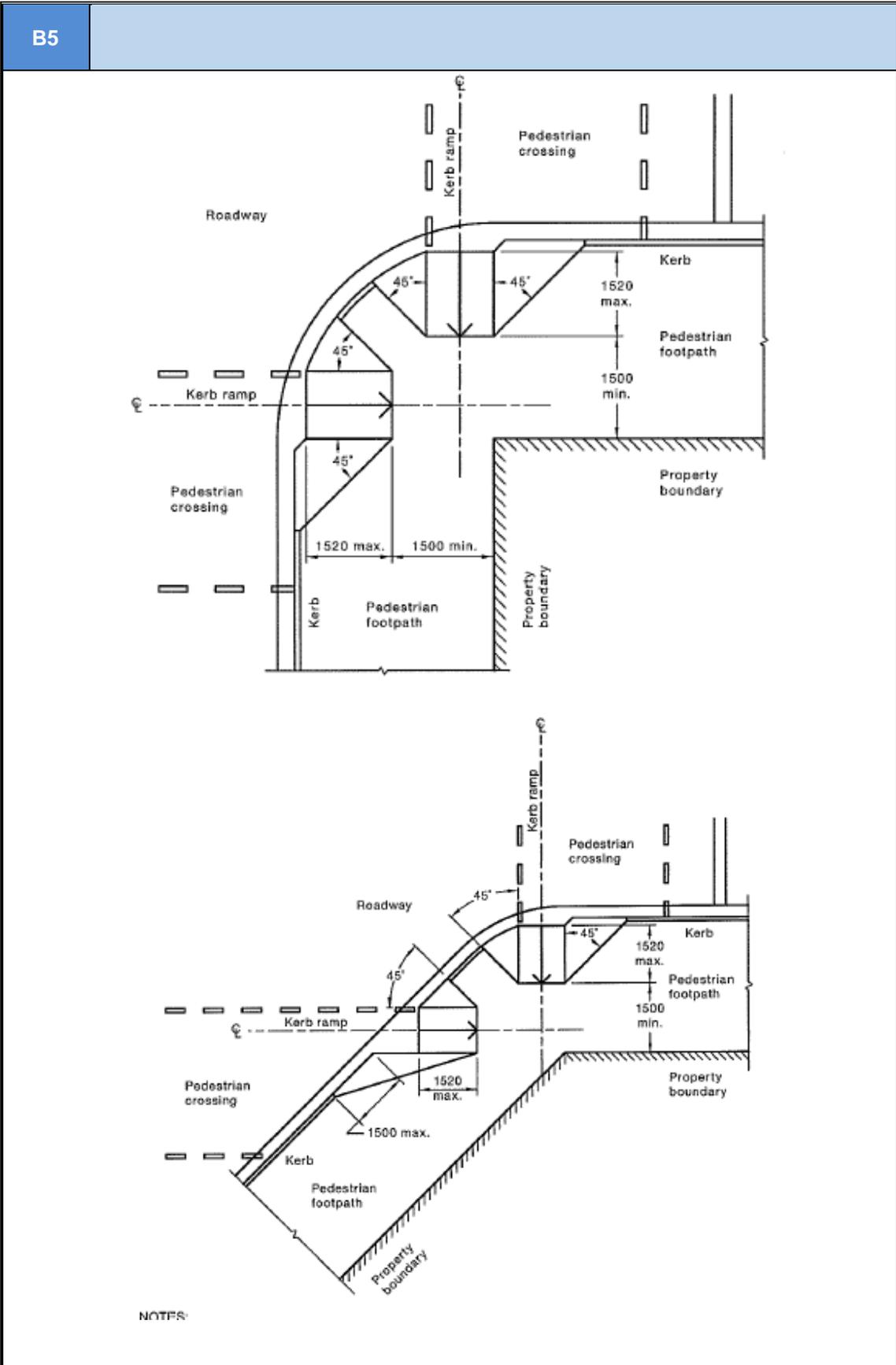
Architectural Plans Prepared by Korutic+Co.			
Drawing Number	Revision	Date	Title
A-01	D	April 2019	Site Plan
A-02	D	April 2019	Lower Ground Floor Plan
A-03	D	April 2019	Ground Floor Plan
A-04	D	April 2019	First Floor Plan
A-05	C	April 2019	Roof Plan
A-06	C	April 2019	Elevations
A-07	C	April 2019	Sections

ANNEXURE B - FIGURES AND DRAWINGS SAMPLE

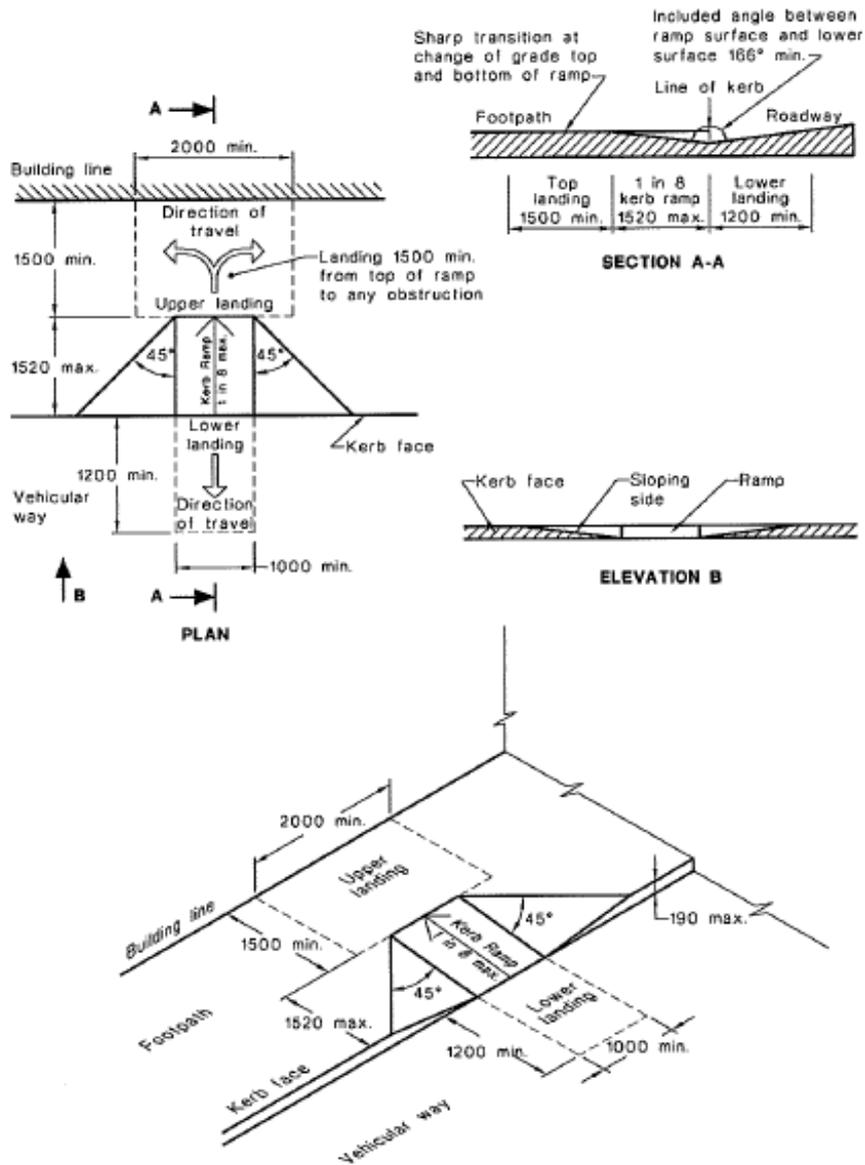








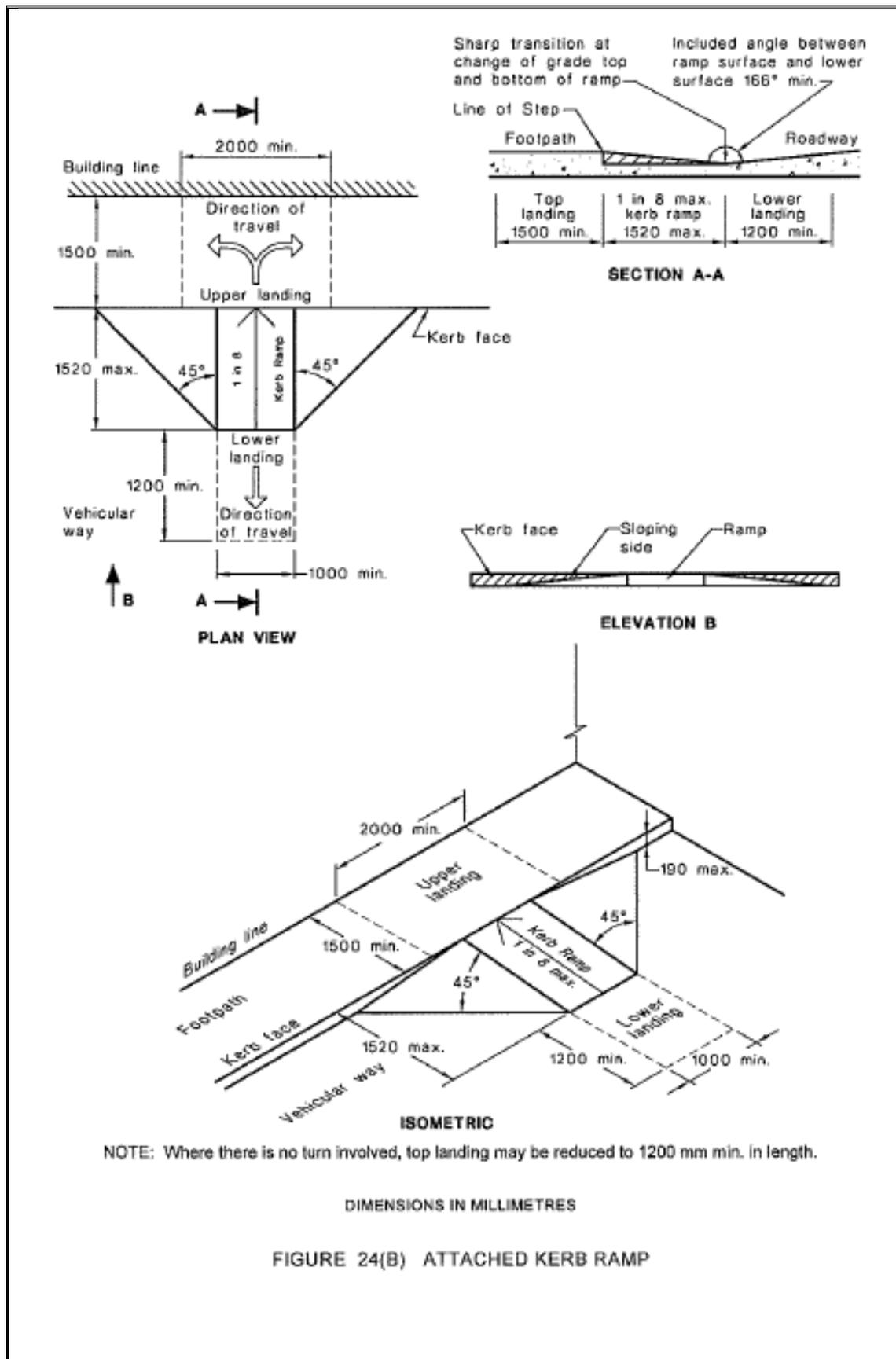
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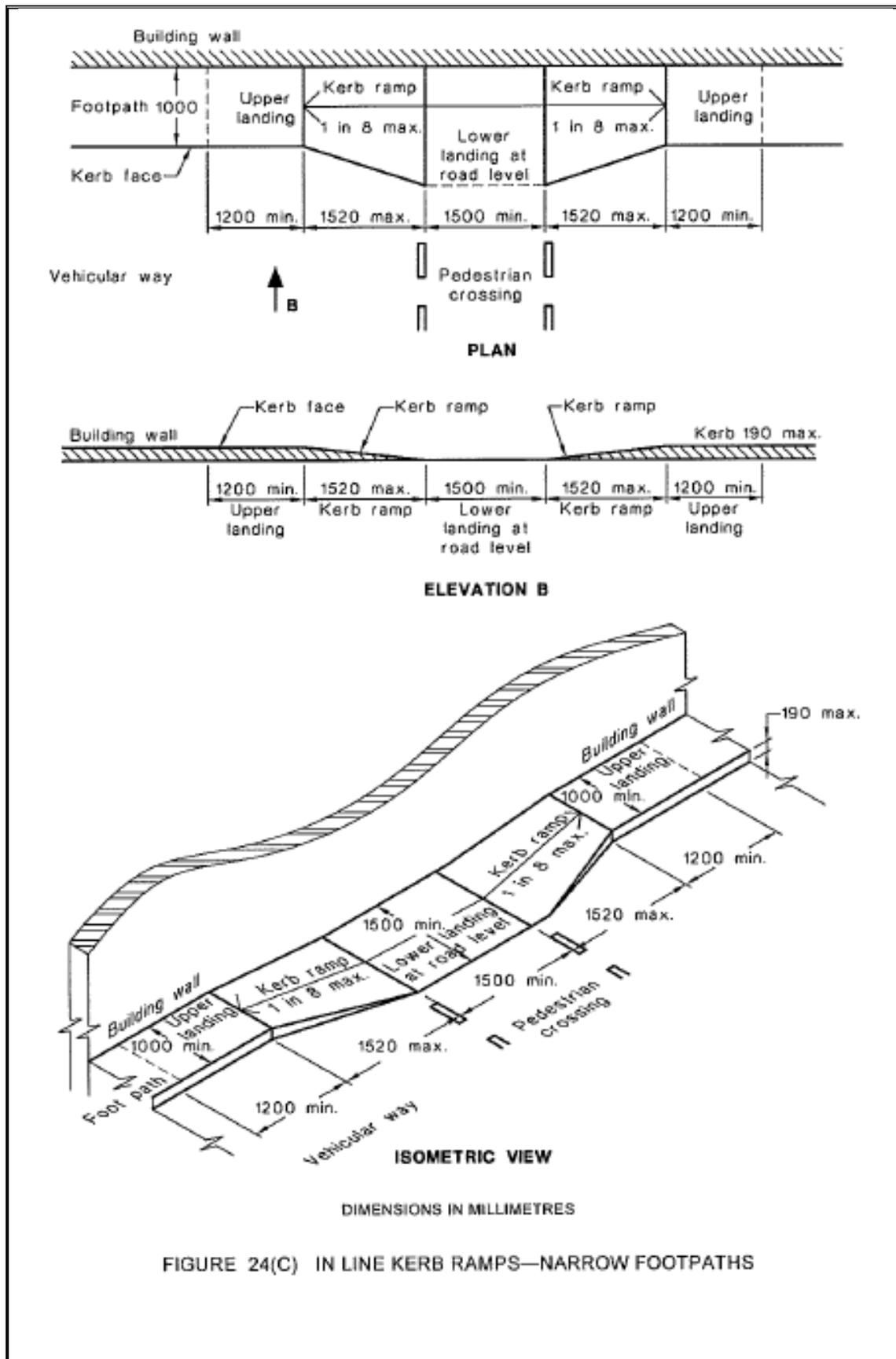


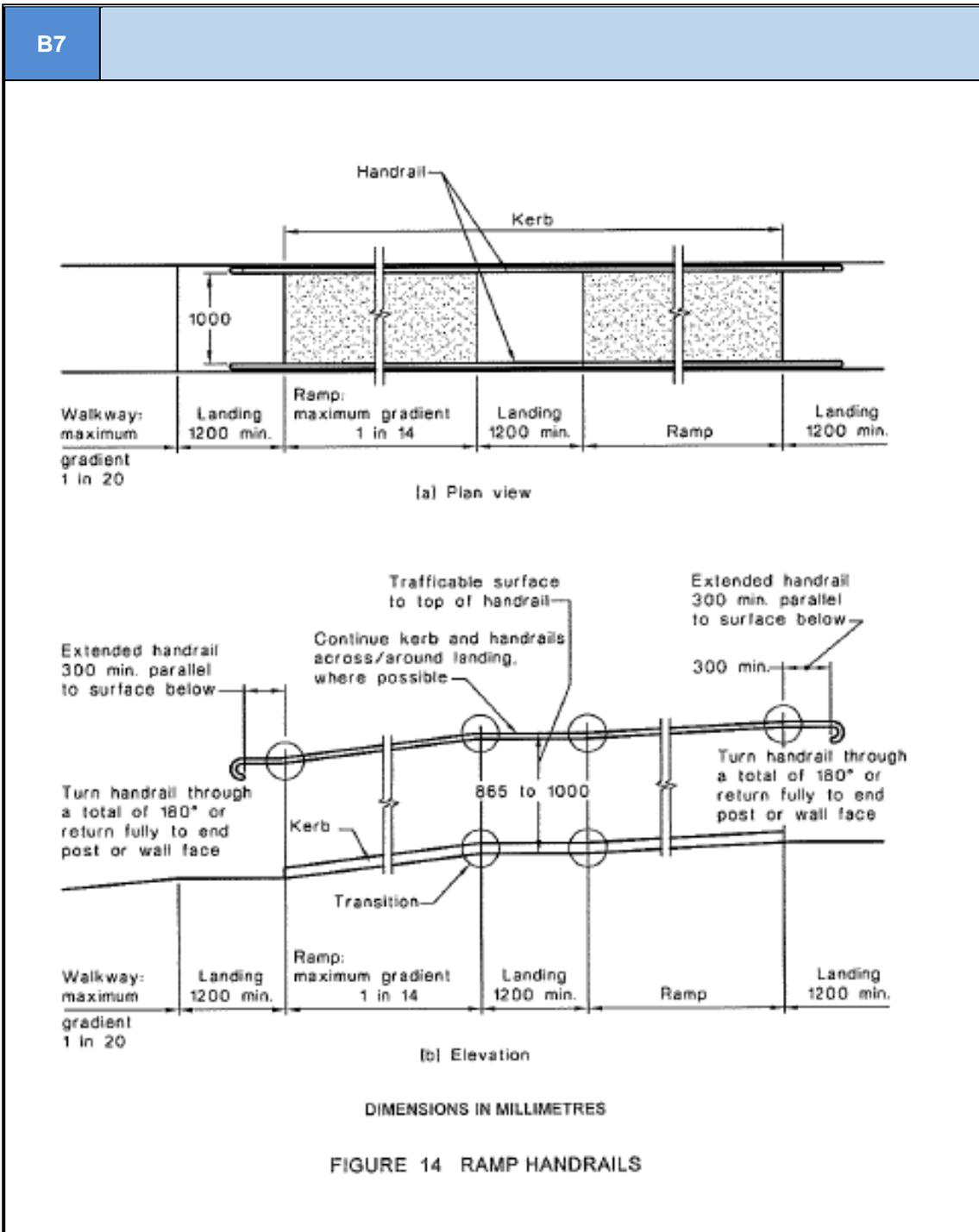
ISOMETRIC VIEW
 NOTE: Where there is no turn involved, top landing may be reduced to 1200 mm min. in length.

DIMENSIONS IN MILLIMETRES

FIGURE 24(A) INSERTED KERB RAMP







B8

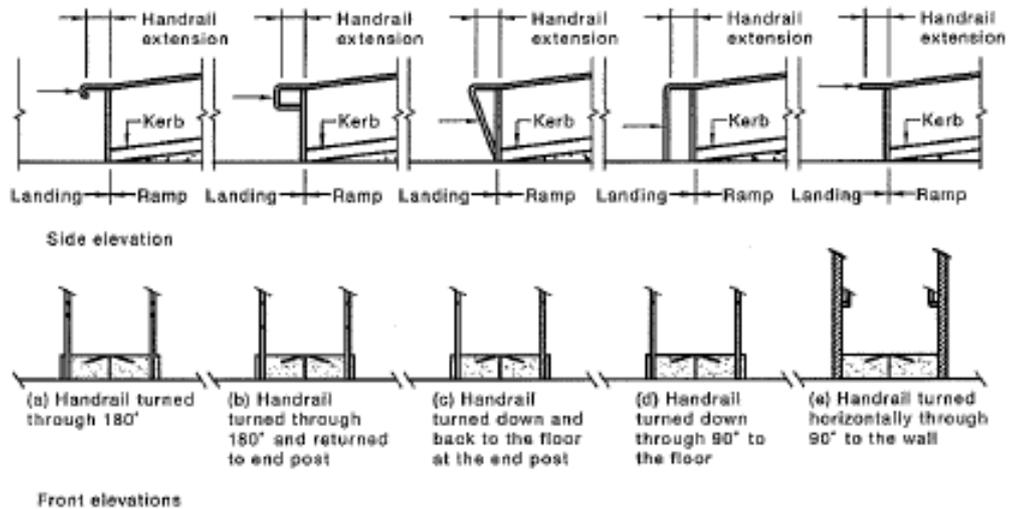
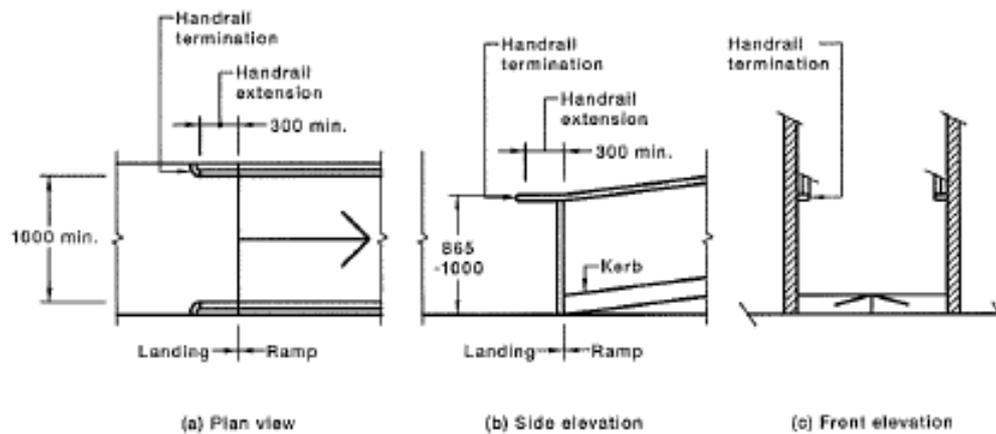


FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS



DIMENSIONS IN MILLIMETRES

FIGURE 15(B) RAMP HANDRAILS—DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

