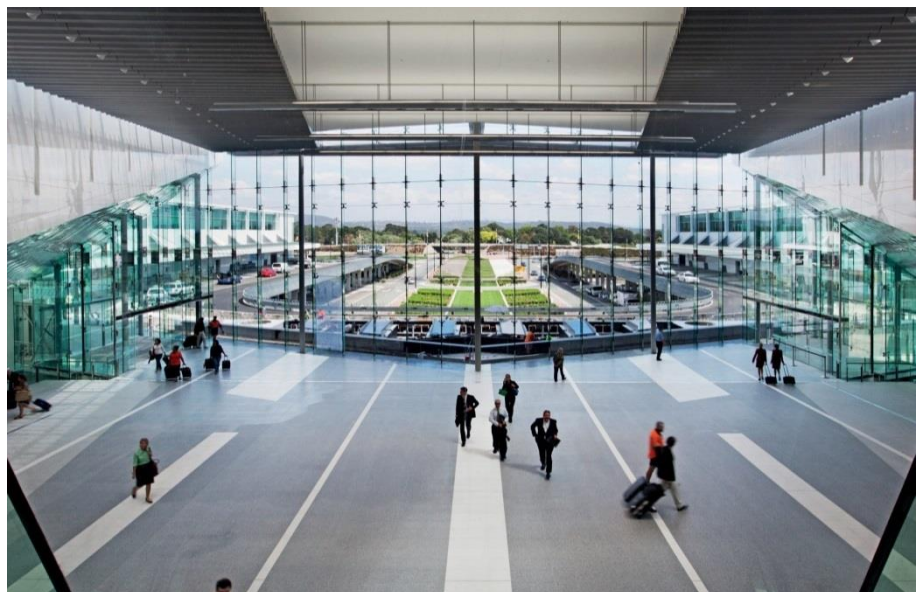


SSDA REPORT

ACCESS

North Sydney Public School 182 Pacific Highway, North Sydney NSW 2060

Report Prepared for: Department of Education
Report Prepared by: Lucy Alderson
Our Ref: AN021-216878 SINSW
Date: 27 August 2021





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DOCUMENT ACCEPTANCE

	Name	Signed	Date
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REVISION HISTORY

Revision No.	Prepared by	Description	Date
00	Lucy Alderson	Draft Review Concept Design	30 July 2021
01	Lucy Alderson	Schematic Design Report	09 August 2021
02	Lucy Alderson	Draft SSDA Report	16 August 2021
03	Lucy Alderson	Final SSDA Report	18 August 2021
04	Lucy Alderson	Final SSDA Report	27 August 2021

This report has been prepared based on the available time allocated to conduct the review, and all reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.

The information provided within this report is relevant to this project and the documentation referenced. As such the information provided may not be transferred to other projects. This report must not be issued for public comment or be used for any other purpose without prior permission from Philip Chun Access.

Philip Chun Accessibility accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.



1. INTRODUCTION

Philip Chun Accessibility has been commissioned by NSW Department of Education (DoE) to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the SSD- 11869481 for the development of the upgrade to North Sydney Public School

Specifically, this Accessibility Report addresses the following relevant Planning Secretary's Environmental Assessment Requirements (SEARs) as per below:

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the Environmental Planning and Assessment Act 1979
Schedule 2 of the Environmental Planning and Assessment Regulation 2000

Application Number	SSD- 11869481
Project Name	Upgrade to North Sydney Public School
Location	182 Pacific Highway, North Sydney within North Sydney Council
Applicant	NSW Department of Education
Date of Issue	24 December 2020
Key Issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory Context, Strategic Context and Policies</p> <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none">- North Sydney Development Control Plan Plan 2013
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none">- Accessibility Report

1.1 Relevant SEARs Planning Policy (North Sydney Access DCP 2013)

It is to be noted, North Sydney Development Control Plan 2013 (Access DCP) is a relevant planning policy from SEARs that will be applicable to SSD-11869481. Much of the Access DCP's technical requirements effectively mirrors requirements (excl. Adaptable Housing) from BCA D3, E3.6 and F2.4 and Disability (Access to Premises Standards) 2010.

The subject development proposal (SSD-11869481) for the upgrade to North Sydney Public School can readily meet the relevant requirements of Access DCP through further detailed design coordination during subsequent detailed design development stages post-SSDA.



1.2 Project Description

This SSDA seeks consent for alterations and additions to the existing North Sydney Public School. The proposal entails:

- Demolition of the existing hall (building B), haven building (building C) and 6 temporary buildings;
- Construction of a three storey building comprising:
 - staff administration rooms;
 - 16 homebases
 - a new library;
 - hall;
 - out of school hours care facilities;
 - covered outdoor learning area;
 - bicycle parking and end of trip facilities for staff; and
 - services, amenities and access.
- New entry gate and forecourt from Bay Road;
- Internal refurbishment of building G ground floor from the existing library to 3 homebases;
- Capacity for an increase in student numbers from 869 to 1,012; and
- Associated tree removal, landscaping and excavation.

The proposal maintains:

- The gates and fence of former Crows Nest House including the entrance from Pacific Highway and Bay Road;
- Existing gate along McHatton Street;
- The outdoor play area to the east of Building A;
- Existing covered outdoor learning area adjacent to Building A;
- The basketball courts and staff carpark in the western portion of the site;
- The significant tree planting on all school boundaries;
- Buildings A, D and F noting minor internal refurbishments are being undertaken outside of the SSDA scope of work (exempt development) to improve student amenities and canteen; and
- Building G noting ground floor internal refurbishment is proposed in the SSDA.

2.1 Site and Contexts

The site of North Sydney Public School is located at 182 Pacific Highway, North Sydney NSW 2060 and is bounded by McHatton Street to the north, Bay Road to the south, Pacific Highway to the east and existing residential dwellings to the west.

The existing pedestrian approach to the school is from the public pedestrian foot paths running along McHatton Street to the north, Bay Road to the south and Pacific Highway to the east.

2.2 Reviewed Documentation

This report is based upon the following design documents.



Document No	Title	Revision
SD-1002	PROPOSED SITE PLAN	F
SD-1109	SITE ENTRY	B
SD-2001	BUILDING J - LEVEL 1 FLOOR PLAN	G
SD-2002	BUILDING I - LEVEL 1 FLOOR PLAN	G
SD-2003	BUILDING J - LEVEL 2 FLOOR PLAN	G
SD-2004	BUILDING I - LEVEL 2 FLOOR PLAN	G
SD-2012	BUILDING G - LEVEL 1 FLOOR PLAN	E
SD-3001	BUILDING I & J – ELEVATION 01	G
SD-3002	BUILDING I & J – ELEVATION 01	G
SD-3001	BUILDING I & J - ELEVATION 01	E
SD-3002	BUILDING I & J - ELEVATION 02	E
SD-3003	BUILDING J – ELEVATION 03	G
SD-3004	BUILDING I – ELEVATION 04	G
SD-3004	BUILDING J – SECTION 03	B

2.3 Methodology

Philip Chun Accessibility aims to provide achievable recommendations related to the provision of access to premises based on current legislation and 'best practice' options, enabling independent, equitable and functional access for all.

Access requirements for people with a disability have been assessed against the provisions of the BCA-2019 and the Premises Standards 2010. Any assessment against Australian Standards such as AS1428.1-2009, where not specifically referenced in the BCA or the Premises Standards, will be provided as recommendations. Any such access recommendations shall be noted as 'best practice' options within this report.

Accessibility is paramount in providing an inclusive environment for all users. Phillip Chun Accessibility looks beyond basic compliance issues to ensure that all users are offered the opportunity to participate in society. We incorporate the principles of Universal Design into all of our work, taking a holistic approach in the provision of access for people with disabilities.

2. LEGISLATION

2.1 National Construction Code / Building Code of Australia



The National Construction Code (NCC) comprises the Building Code of Australia (BCA) and the Plumbing Code of Australia (PCA). NCC is all encompassing and contains Volumes One, Two and Three; (The Guide); and the NCC 2019 Consolidated Performance Requirements.

- **Volume One** contains the requirements for Class 2 to 9 (multi-residential, commercial, industrial and public) buildings and structures (BCA).
- **Volume Two** contains the requirements for Class 1 (residential) and Class 10 (non-habitable) buildings and structures.
- **Volume Three** contains the requirements for plumbing and drainage for all classes of buildings.
- **The Guide** is a companion manual to Volume One. The Guide provides clarification, illustration and examples for complex NCC provisions.
- **Consolidated Performance Requirements** provides a compilation of all NCC Performance Requirements and the supporting General Requirements in a single document.

The Access needs of this report have been assessed based on the new work having a primary BCA classification of Class 5, 6, 9b and 10a, as advised by the relevant Building Surveyor.

2.2 Part D3 - General Building Access Requirements

Part D3 of the BCA and Premises Standards prescribes the minimum requirement for access to a building. Access for people with disabilities is required through the principal pedestrian entrance and throughout the building in accordance with Table D3.1.

The following table outlines the general building access requirements for this project:

Building	Proposed/Existing Use	BCA Class	Access Requirements
A	Classrooms	9b	To and within all areas normally used by the occupants.
B	Communal Hall	9b	To and within all areas normally used by the occupants.
C	Classrooms	9b	To and within all areas normally used by the occupants.
D	Classrooms and Canteen	9b and 6	To and within all areas normally used by the occupants.
F	Classrooms and Administration	9b and 5	To and within all areas normally used by the occupants.
G	Classrooms and Library	9b	To and within all areas normally used by the occupants.
H	Classrooms and Library	9b	To and within all areas normally used by the occupants.
New Building	Classrooms	9b	To and within all areas normally used by the occupants.
COLA	Covered Outdoor Learning Area	10a	To and within – a) An accessible sanitary facility; and b) A change room facility; and c) A public shelter or the like.

2.3 Disability Discrimination Act 1992 (Cth) (DDA)

The DDA implements Australia's international human rights obligations under the Convention on the Rights of Persons with Disabilities as well as obligations relating to non-discrimination under other treaties, including the International Covenant on Civil and Political Rights.



The Disability Discrimination Act 1992 (Cth) has a section that addresses access requirements for 'buildings', under Section 23, which relates to access to premises and facilities which the public may enter or use.

There is also a mechanism within the DDA to create specific Disability Standards. These Standards provided more details and certainty in specific areas.

The following Standards have been made under the DDA:

Disability Standards for Accessible - Public Transport 2002
Disability Standards for Education 2005
Disability (Access to Premises – Buildings) Standards 2010.

The DDA is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and, in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

2.4 Access to Premises Standards 2010

The purpose of the Premises Standards (and corresponding changes to the Building Code of Australia and state and territory building law) is:

- to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with disability, and
- to give certainty to building certifiers, developers and managers that if the Standards are complied with they cannot be subject to a successful complaint under the DDA in relation to those matters covered by the Premises Standards.

The introduction of the Premises Standards will lead to widespread and important improvements in the accessibility and safety of all new and upgraded public buildings in Australia.

It is noted that the Premises Standards 2010 are limited in scope, covering aspects of building compliance applicable under the BCA. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.

Consequently, there are opportunities for Philip Chun Accessibility to assess access against compliance parameters and Client requirements to determine an alternative design solution or suitable management plan which will ensure access for all is not compromised. Any alternative solutions which do not meet the deemed to satisfy provisions of the BCA are subject to approval from the relevant Building Surveyor and may require issue of expert judgement based on Clause A 0.9 (d) of the BCA. Any determinations will be made at the request of the Client and will not absolve the Client or owner of the requirements pursuant of the Disability Discrimination Act 1992 (Cth).



3. BUILDING CODE OF AUSTRALIA - ACCESSIBILITY

The table below is an assessment of the proposed works against the relevant applicable DtS provisions of the BCA and Premises Standard Access Code. Each line item provides a summary description of the DtS provision and comments on the status of compliance. A summary of key issues is included on drawings in Appendix A. This table must be read in conjunction with BCA and Premises Standard Access Code.

No	BCA Requirements	Status of Compliance	Discussion
Access and Facilities for People with Disabilities – Sections D, E, and F			
1.	<p>D3.1 General building access requirements Section D3 requires suitable access be provided to and within all areas of the building normally used by the occupants.</p> <p>Note accessibility requirements within the BCA that apply to this building include:</p> <ul style="list-style-type: none"> D3 for general access for people with a disability. E3.6 and Table E3.6 for accessibility design to passenger lifts. F2.4 for accessibility design to sanitary facilities. <p>Note: the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) need to be considered. These are generally in keeping with BCA requirements unless otherwise stated.</p>	Note only	<p>Access is required to and within all areas normally used by the occupants except for areas exempt by D3.4.</p> <p>Refer to the D3.4 exemption zones in this section of this report.</p>
D3.2 Access to Buildings			
1.	<p>Access from the Allotment Boundary the BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.</p>	Can Comply	<p>Entry from Bay Street</p> <p>An accessible entrance at Bay street provides the most equitable and dignified location due to the existing location of bus stop and kiss and ride drop off at Bay street. There are no alternate bus stops on Pacific Hwy and Mchatton Street.</p> <p>During subsequent design stages, additional information is required to assess compliance:</p> <ul style="list-style-type: none"> Site levels/Gradients/Crossfalls including crossfalls at changes in direction on walkways; Location of drainage points along accessways; and Threshold ramps at pedestrian entrances, kerb ramps, ramps, handrails etc as applicable. <p>TBC</p>



No	BCA Requirements	Status of Compliance	Discussion
2.	<p>Access from the Accessible Carparking the BCA requires a continuous accessible path of travel be provided from the accessible carparking areas to the main entrance. Design of access to building should comply with requirements of AS 1428.1. This should include but be not limited to</p> <ul style="list-style-type: none"> • Site levels/Gradients/Crossfalls • Widths • Materials including slip resistance properties • Location of drainage points along accessways • Threshold ramps at pedestrian entrances, kerb ramps, ramps, handrails etc as applicable. 	Note only	<p>It is understood there are no new works proposed to the existing car park.</p> <p>That being the case, there is no requirement to provide new accessible car parking spaces and no requirement to provide continuous accessible path of travel from any accessible carparking spaces to the new buildings</p> <p>However, it is recommended that an accessway should be considered from any existing accessible carparking space to the new assessable buildings.</p>
3.	<p>Access Between Buildings on Site the BCA requires a continuous accessible path of travel be provided between associated accessible buildings. Design of access to building should comply with requirements of AS 1428.1. This should include but be not limited to</p> <ul style="list-style-type: none"> • Site levels/Gradients/Crossfalls • Widths • Materials including slip resistance properties • Location of drainage points along accessways • Threshold ramps at pedestrian entrances, kerb ramps, ramps, handrails etc as applicable. 	Can Comply	<p>Complies in Principle – additional information required to confirm.</p> <p>With exception to the new building, existing accessible building G and existing buildings F and B, which are proposed to have accessible entry points, all other existing buildings are inaccessible. As such accessible approaches are only required between the new building, new C.O.L.A and existing buildings B, F and G.</p> <p>This can be coordinated to comply during subsequent detailed design development stages.</p> <p>Provide existing versus proposed survey documentation showing existing versus proposed gradients and RLs.</p> <p>During subsequent design stages, additional information is required to assess compliance:</p> <ul style="list-style-type: none"> • Site levels/Gradients/Crossfalls; • Widths; • Materials including slip resistance properties; • Location of drainage points along accessways; and • Threshold ramps at pedestrian entrances, kerb ramps, ramps, handrails etc as applicable.



No	BCA Requirements	Status of Compliance	Discussion
4.	Building Entrances The BCA requires a continuous, accessible path of travel to be provided through the principal pedestrian entrance and not less than 50% of all pedestrian entrances, except for pedestrian entrances serving only areas exempted by D3.4. As the total floor area of the building exceeds 500m ² , the distance of travel between accessible and inaccessible entrances must not exceed 50m.	Can Comply	Complies in Principle The new building has multiple accessible entrances connecting from the new accessible site entry along Bay Road. New accessible entry doorways can be readily coordinated and to comply during subsequent design development stages.
D3.3 Parts of Buildings to be Accessible			
	In a building required to be accessible -		
1.	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; and (ii) for a stairway , except a fire-isolated stairway, clause 11 of AS 1428.1; and (iii) for a fire-isolated stairway , clause 11.1(f) and (g) of AS 1428.1; and	Can Comply	Refer to AS1428.1-2009 for further clarification of the design for stairs including, setbacks, opaque risers, nosing's, TGSI's, handrail details and handrail extensions. Complies in Principle – Additional detailed information will be required to confirm compliance at subsequent design development stage.
2.	every passenger lift must comply with E3.6; and	Can Comply	Compliance Certificate to be supplied by manufacture. There is one new passenger lift for the new building, which appears to be readily capable of accommodating a lift car compliant with AS1735.12-1999. Finer details in relation to compliance can be addressed during subsequent detailed design development stages.
3.	accessways must have— (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1— (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and (B) at maximum 20 m intervals along the accessway; and	Can Comply	Complies in Principle – Generally, the new building can readily accommodate wheel chair turning and passing spaces with the exception of areas shown in the marked plan in Appendix A Detail of wall openings and clear widths located on the ground floor of existing building F is required to review compliance. During subsequent design stages, additional information is required to all accessways to assess compliance: <ul style="list-style-type: none"> • Turning spaces.
4.	an intersection of accessways satisfies the spatial requirements for a passing and turning space; and	Note	



No	BCA Requirements	Status of Compliance	Discussion
5.	a passing space may serve as a turning space; and	Note	
6.	a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building— (i) containing not more than 3 storeys; and (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m ² ; and	Can Comply	Additional detail design information will be required to confirm compliance at subsequent design development stage.
7.	clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.	Can Comply	Additional detailed information will be required to confirm compliance at subsequent detail design development stage. The floor finished on an accessway/s will need to be designed to meet the requirements of BCA, Part D3.3(g)(h) and of AS1428.1 (2009), Clause 7.
D3.4 Exemptions			
1.	The following areas are not required to be accessible: a) An area where access would be inappropriate because of the particular purpose for which the area is used. b) An area that would pose a health or safety risk for people with a disability. c) Any path of travel providing access only to an area exempted by (a) or (b).	Note	Areas where design for accessibility is not to be provided is to be agreed and confirmed by the design team. Areas subject to BCA, Part D3.4 exemptions are possibly identified but not limited to: <ul style="list-style-type: none"> • <i>Cleaners' rooms</i> • <i>Plant areas</i> • <i>Service areas</i> • <i>BCR</i> • <i>Chair storeroom</i> • <i>Comms rooms</i>
D3.5 Accessible carparking			
1.	The accessible carparking space and associated circulation spaces should be dimensioned on the drawings to demonstrate compliance with AS/NZS 2890.6. Accessible Carparking spaces to comply with AS/NZS2890.6. This being: <ul style="list-style-type: none"> • Designated parking space with minimum dimensions of 5400mm (l) X 2400mm (w). • Shared space with minimum dimensions of 5400mm (l) X 2400mm (w); and • Bollards to be provided • Crossfall to be maximum 1:40 in all directions (1:33 for bitumen surfaces) 	Note	There is 1 existing accessible carpark which does not provide a shared zone. It is understood there are no new works proposed to the existing car park. That being the case, there is no requirement to provide new accessible car parking spaces and no requirement to provide continuous accessible path of travel from any accessible carparking spaces to the new buildings



No	BCA Requirements	Status of Compliance	Discussion
D3.6 Signage			
1.	<p>Braille and tactile signage is required to be provided throughout any building required to be made accessible in accordance with BCA specification D3.6 and AS1428.1 (2009) and must identify:</p> <ul style="list-style-type: none">• Each sanitary facility• Any space with a hearing augmentation system• Accessible unisex facilities and indicate whether the facility is suitable for left or right handed use• Ambulant accessible sanitary facilities on the door of the cubicle• Where an entrance is not accessible, directional signage to identify nearest accessible entrance• Where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility.• Each door required by Part E4.5 to be provided with an exit sign and state "Exit" and "Level" followed by either the floor level number, the floor descriptor or combination of these.	Can Comply	<p>A signage package to be addressed in subsequent design stages.</p> <p>Symbols and signs are required to be provided meeting the requirements of the BCA, Part D3.6, Specification D3.6 and AS1428.1 (2009), Clause 8.</p> <p>During subsequent design stages further information to assess compliance will be required including drawings detailing signage specifically designed for people with disabilities. Note: Signage package should include a typical elevation indicating the location of installation.</p>
2.	<p>D3.6(a)(ii) Braille and tactile signage must be provided to identify each door required by E4.5 to be provided with an exit sign and state</p> <ul style="list-style-type: none">• Exit and• Level followed by the floor level number <p>Signage for exit doorways must state:</p> <ul style="list-style-type: none">• "Exit"; and• "Level" followed by the floor level number. <p>Refer to D3.6 for design requirements including but not limited to</p> <ul style="list-style-type: none">• Format of signs	Can Comply	<p>To be addressed in subsequent design stages.</p> <p>Symbols and signs are required to be provided meeting the requirements of the BCA, Part D3.6 and Part E4.5.</p>



No	BCA Requirements	Status of Compliance	Discussion
3.	<p>Braille and tactile signage complying with Specification D3.6 must incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and <u>identify each space with a hearing augmentation system.</u></p> <p>Signage including the international symbol for deafness in accordance with AS 1428.1 must be provided <u>within</u> a room containing a hearing augmentation system identifying—</p> <p>(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.</p>	Can Comply	<p>To be addressed in subsequent design stages.</p> <p>Symbols and signs are required to be provided meeting the requirements of the BCA, Part D3.6, Specification D3.6 and AS1428.1 (2009), Clause 8.</p> <p>Hearing augmentation signage (as described in this clause) shall be provided:</p> <ol style="list-style-type: none"> on latch-side of door leading into a room with hearing augmentation; and inside room that has hearing augmentation.
4.	<p>Where a pedestrian entrance is not accessible, wayfinding 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.</p>	Can Comply	<p>To be addressed in subsequent design stages.</p> <p>Signage shall be provided where a pedestrian entrance is not accessible to direct a person to the location of the nearest accessible pedestrian entrance.</p> <p>Symbols and signs are required to be provided meeting the requirements of the BCA, Part D3.6, Specification D3.6 and AS1428.1 (2009), Clause 8.</p>
D3.7 Hearing augmentation			
1.	<p>Where an inbuilt amplification system is installed (other than one for emergency purposes only) a hearing augmentation system must be provided:</p> <ul style="list-style-type: none"> In a room in a Class 9b building; or In an auditorium, conference room, meeting room or room for judicatory purposes; or At a ticket office, tellers booth, reception area or the like, where the public is screened from the service provider. <p>Induction loop- 80% coverage required. Infrared system or the like - 95% coverage required.</p> <p>Note: A room containing hearing augmentation, Clause D3.6 requires signage including the international symbol for deafness to be provided.</p>	Can Comply	<p>To be addressed in subsequent design stages.</p> <p>Confirmation of rooms that will be fitted with inbuilt speakers.</p> <p>An inbuilt amplification system is considered inclusive of projectors, televisions, LCD, LED, display screens, AV system, music system, whiteboard or similar devices with built-in or separate standalone speaker system or which is equipped to transmit sound.</p> <p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed.</p> <p>All reception areas shall be provided a hearing augmentation system.</p> <p>Signage requirements - Refer <i>Signage for rooms with hearing augmentation</i> section of this report.</p>



No	BCA Requirements	Status of Compliance	Discussion
D3.8 Tactile Indicators			
1.	<p>Tactile ground surface indicators (TGSIs) are required to warn people who have a vision impairment they are approaching a hazardous location, such as</p> <ul style="list-style-type: none"> • Stairways (other than fire isolated stairways) • Escalator • Passenger or moving walk • Ramp other than, a fire isolated ramp, step ramp, kerb ramp or swimming pool ramp. <p>In the absence of a suitable barrier</p> <ul style="list-style-type: none"> • An overhead obstruction less than 2m above the floor level, other than a doorway; and • An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point. <p>A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c building need not have TGSIs at stairs or ramps if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS 1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p> <p>Note: tactile ground surface indicators are not required in to areas exempted under Clause D3.4</p>	Can Comply	<p>To be addressed in subsequent design stages.</p> <p>Tactile ground surface indicators (TGSIs) are required to be provided meeting the requirements of the BCA, Part D3.8.</p> <p>TGSIs shall comply with AS/NZS 1428.4.1 (2009) including but not limited to:</p> <ul style="list-style-type: none"> • Type, sizes, luminance contrast and locations of all warning TGSIs. <p>TGSI placement – Set back 300mm +/- 10mm from the edge of the hazard and be installed perpendicular to the direction of travel when approaching the hazard.</p> <p>Integrated – Constructed as a tile with the background and truncated cone the same material and colour. Required luminance contrast to the surrounding pavement/floor surface of ≥ .3 or 30%.</p> <p>Discrete – Individual truncated cones with the top and side surfaces made of the same material and of the same colour. The required luminance contrast to the surrounding pavement/floor surface of ≥ .45 or 45%. A higher level of luminance contrast due to less surface area.</p> <p>Composite Discrete – Individual truncated cones with the top and side surfaces made of different materials, each having a different colour. The required luminance contrast of the top surface to the surrounding pavement/floor surface of ≥ .6 or 60%. A higher level of luminance contrast due to even less surface area.</p> <p>IMPORTANT NOTE When using a concrete background finish externally, 45% and 60% luminance contrast can be difficult to achieve when underlying surface is subject to both a dry and wet luminance reflectance value (LRV) testing.</p>



No	BCA Requirements	Status of Compliance	Discussion
D3.11 Ramps			
1.	<p>On and accessway –</p> <p>(a) A series of connected ramps must not have a combined vertical rise of more than 3.6m; and</p> <p>(b) A landing for a step ramp must not overlap a landing for another step ramp or ramp.</p>	Can Comply	<p>We request additional information to confirm compliance as follows:</p> <ul style="list-style-type: none"> Drawings detailing ramp design <p>This can be coordinated and detailed to comply during subsequent detailed design development stages beyond the SSDA.</p>
D3.12 Glazing on an Accessway			
1.	<p>On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1.</p> <p>A solid contrasting line is required.</p> <p>Refer to Clause 6.6 of AS1428.1 for details of:</p> <ul style="list-style-type: none"> Location Height Format and Luminance contrast <p>NOTE: In many instances, the frosted type material may not achieve the required luminance contrast.</p>	Can Comply	<p>To be addressed in subsequent design stages.</p> <p>The building is assumed to incorporate glazing. Glazing will need to be designed to meet the requirements of BCA, Part D3.12 and AS1428.1 (2009), Clause 6.6.</p> <p>Minimum permitted markings shall be:</p> <ul style="list-style-type: none"> Solid and non-transparent contrasting line. The contrasting line shall be not less than 75mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level. The contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2.0 metres of the glazing on the opposite side. <p>NOTE</p> <ol style="list-style-type: none"> Frosted decals for transparent films must not be used, they generally do not provide sufficient luminance contrast against a range of floor surfaces due to transferring light interference. Several variables may affect the luminance contrast of the visual indicator strip on each of the required glazing elements. (E.g. tinted glass used, visual strip applied to one side only, colour of floor surface beyond door, environmental factors affecting the surface beyond door being viewed) When doors and surface finishes are installed, prior to installing the visual strips, It is recommended that sighting of the visual strip examples at all glazing locations



No	BCA Requirements	Status of Compliance	Discussion
			be carried out to determine if luminance contrast has been achieved with the specified decals.
E3.6 Passenger Lifts			
1.	<p>E3.6 has specific requirements for type of lift that can be used.</p> <p>Passenger lifts suitable for people with a disability are provided in Table E3.6a, but each type of lift has some limitations for its use.</p> <p>Each type of lift also requires the provision of accessible features listed in Table E3.6b. Note this includes but is not limited to:</p> <ul style="list-style-type: none"> • Handrails • Lift car size • Door opening width • Control buttons <p>NOTE: Where a wheelchair user is required to complete a 90 degree turn within a lift car, the lift car must possess internal dimensions of not less than 1500mm x 1500mm, to maintain a continuous accessible path of travel. Refer also to Clause 6.5 of AS 1428.1 (2009).</p>	Can Comply	<p>The building is provided with 1 No new passenger lift.</p> <p>Compliance Certificate to be supplied by manufacture.</p> <p>Additional detailed information will be required to confirm compliance at Crown Design Verification CC Certificate (CDVC). This can be coordinated and detailed to comply during subsequent detailed design development stages.</p>
F2.4 Sanitary and Other Facilities			
1.	<p>Accessible unisex sanitary compartments must be provided in accessible parts of the building as per Table F2.4 (a).</p> <p>Accessible unisex shower must be provided in accessible parts of the building as per Table F2.4 (b).</p>	Can Comply	<p>Sanitary facilities BCA Clause F2.4(c) and AS 1428.1</p> <p>Please confirm accurate amenities calculation and review</p>
	<p>For a Class 5, 6, 7, 8 or 9 building the following accessible facilities is required:</p> <ul style="list-style-type: none"> • 1 on every storey containing sanitary compartments; and • where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks 	TBC	Please confirm accurate amenities calculation and location.



No	BCA Requirements	Status of Compliance	Discussion
	<p>For this Class 9a building, where sanitary compartments are provided as required by F2.3, the following facilities are required:</p> <ul style="list-style-type: none"> 1 on every storey containing sanitary compartments; and where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks <p>Note: Accessible unisex Sanitary compartment are not required within a ward area of a Class 9a health-care building</p>	TBC	Please confirm accurate amenities calculation.
	For this Class 10a building, at each bank of sanitary compartments, not less than 1.	TBC	Please confirm accurate amenities calculation and location.
2.	Ambulant Toilets. At each bank of toilets where there is 1 or more toilets in addition to any accessible unisex sanitary compartment, an ambulant cubical as required by AS1428.1-2009 must be provided.	TBC	<p>Please confirm accurate amenities calculation and location.</p> <p>Banks of toilets in the building are provided with sanitary facilities in addition to the unisex accessible sanitary facility.</p> <p>Ambulant sanitary compartments are not yet identified.</p> <p>Ambulant sanitary compartments are required to be provided at each bank of toilets for male and females (staff use and student use) meeting the requirements of BCA, Part F2.4(c).</p>
3.	The circulation space, <u>fixtures and fittings</u> of all accessible sanitary facilities must comply with the requirements of AS1428.1-2009.	Can Comply	<p>To be addressed in CDVC stage.</p> <p>Design of the accessible unisex sanitary compartments shall meet the requirements of 1428.1 (2009), Clause 15.</p> <p>Level 1 - Wash basin inside 1400mm WC exclusion</p> <p>We request additional information to confirm compliance as follows:</p> <ul style="list-style-type: none"> Drawings detailing accessible and ambulant facility design.



No	BCA Requirements	Status of Compliance	Discussion
4.	An accessible unisex sanitary compartment must contain a pan, washbasin, <u>shelf</u> or vanity top, and provision of sanitary towel disposal	Can Comply	<p>To be addressed in CDVC stage.</p> <p>Design of the accessible unisex sanitary compartments shall meet the requirements of 1428.1 (2009), Clause 15.</p> <p>Level 1 & 3 - Wash basin inside 1400mm WC exclusion zone. Refer to drawings in Appendix A for location.</p> <p>Level 2 – Ensure wash basin is not within the 1900mm width exclusion zone. Refer to drawings in Appendix A for location.</p> <p>We request additional information to confirm compliance as follows:</p> <ul style="list-style-type: none"> Drawings detailing accessible and ambulant facility design.
5.	A accessible unisex sanitary compartment must not be located where its entry access will cross an area reserved for 1 sex only.	Complies	The locations of the accessible unisex sanitary compartments meet the requirements of this Clause.
6.	Where 2 or more accessible unisex sanitary compartments are provided, they must be provided in mirrored types as evenly as possible.	TBC	<p>Please confirm accurate amenities calculation and location.</p> <p>The left and right-handed mirror image facilities shall be provided as evenly as possible to meet the requirements of BCA, Part F2.4(g).</p>
7.	where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and	Note	
8.	an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required to have with a passenger lift or ramp.	Complies	Accessible unisex sanitary compartments are provided to the new buildings meeting the requirements of this Clause.

No	BCA Requirements	Status of Compliance	Discussion
Part D2 – Construction of Exits			
D2.9 Pedestrian Ramp			
1.	(b) A ramp serving as a required fire exit must- (i) It must be in accordance with AS1428.1-2009 if it is used as an access ramp as well (ii) in any other case be not < than 1:8	Can Comply	Additional detailed information will be required to confirm compliance at CC stage.



No	BCA Requirements	Status of Compliance	Discussion
D2.13 Goings and Risers			
2.	In a stairway – (a) Landing must have a surface with a slip-resistance classification not less than that listed in Table D2.14 or (b) An edge strip with a slip-resistance classification not less than that listed in Table D2.14	Can Comply	Additional detailed information will be required to confirm compliance at CDVC stage.
D2.14 Landings			
3.	In a stairway – (c) Landing must have a surface with a slip-resistance classification not less than that listed in Table D2.14 or (d) An edge strip with a slip-resistance classification not less than that listed in Table D2.14	Can Comply	Additional detailed information will be required to confirm compliance at CC stage.
Table D2.14 Slip Resistance Classification			
Application		Surface Conditions	
		Dry (inside)	Wet (outside)
Ramp > than 1:14		P4 or R11	P5 or R12
Ramp > than 1:20 but < 1:14		P3 or R10	P4 or R11
Treads or Landings surface		P3 or R10	P4 or R11
Nosing or Landing edge strip		P3	P4
D2.15 Door Threshold			
4.	The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless— (a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or (b) in a Class 9c aged care building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold.	Can Comply	Door thresholds shall have seamless entries meeting the requirements of the BCA, Part D2.15. Where a smooth transition at the door thresholds is not achieved, the door threshold will need to be designed to comply with AS1428.1, Clause 10.5. Threshold ramps at doorways on a continuous path of travel shall have- a) a maximum rise of 35mm; b) a maximum length of 280mm; c) a maximum gradient of 1 in 8; and d) be located within 20mm of the door leaf it serves.
D2.16 Barriers to prevent falls			
5.	A continuous barrier must be provided along the side of- (iv) any delineated (defined) path of access to a building if the trafficable surface is 1m or more above the surface beneath.	Can Comply	This can be coordinated and detailed to comply during subsequent detailed design development stages beyond the SSDA.



No	BCA Requirements	Status of Compliance	Discussion
D2.17 Handrails			
6.	<p>In a required exit serving an area required to be accessible a handrail must be designed and be constructed to comply with clause 12 of AS 1428.1 (does not apply to lower handrail in primary school stair) Refer to Clause 12 of AS1428.1 for design requirements including but not limited to:</p> <p>Refer to Clause 12 of AS1428.1 for design requirements including but not limited to:</p> <ul style="list-style-type: none"> • Handrails and balustrades shall not encroach into required circulation spaces; • 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; • Exposed edges at ends and corners of handrails shall have a radius of not less than 5 mm; • Height not less than 865 mm nor more than 1000 mm; • Securely fixed and rigid, and their ends shall be turned; • 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 600mm; • No obstruction to the passage of a hand along the rail; and • Inside handrail at landings shall always be continuous. 	Can Comply	<p>To be addressed in subsequent design stages beyond the SSDA.</p> <p>During subsequent design stages, ensure the design of handrails comply with AS1428.1. Clause 11.2 and Clause 12.</p> <p>Refer 'Handrails – Additional requirements' of this report for additional elements associated with Class 9b primary school buildings.</p>
7.	<p>Handrails – Additional requirements Class 9b Primary Schools BCA, Part 2.17(a)(iii)</p> <p>Handrails in primary schools shall meet the requirements of BCA, Part D2.17 in particular shall:</p> <ul style="list-style-type: none"> A. have one handrail fixed at a height of not less than 865mm; and B. have a second handrail fixed at a height between 665mm and 750mm, <p>measure above the nosings of the stair treads and floor surface of a ramp, landing or the like.</p>	Can Comply	<p>To be addressed in subsequent design stages beyond the SSDA.</p> <p>Stairways shall be provided with a second handrail designed to meet the requirements of this Clause.</p> <p>Read this section in conjunction with the 'Handrails' section of this report.</p>



No	BCA Requirements	Status of Compliance	Discussion
Additional Accessible requirements in AS1428.1-2009			
8.	<p>30% luminance at doorways Clause 13.1 of AS 1428.1 requires accessible doorways to have a minimum luminance contrast of 30% equivalent to a 50mm band between the door and the door frame or adjacent walls.</p> <p>Refer to Clause 13.1 of AS1428.1 for further clarification where luminance contrast is required.</p>	Can Comply	<p>Ensure doorways achieve a minimum luminance contrast of 30% meeting the requirements of AS 1428.1 (2009), Clause 13.1 being:</p> <p>All doorways shall have a minimum luminance contrast of 30% provided between—</p> <ul style="list-style-type: none"> 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. <p>The minimum width of the area of luminance contrast shall be 50 mm.</p> <p>Note: this applies to all doors on accessible paths of travel, including lift doors.</p>
9.	<p>Door hardware and fixing heights Door hardware on an accessible path of travel to be located</p> <ul style="list-style-type: none"> • Between 900mm and 1100mm above the plane of the finished floor 	Can Comply	<p>To be addressed in subsequent design stages beyond the SSDA..</p> <p>Door controls are required to be provided meeting the requirements of AS 1428.1 (2009).</p> <p>Specification and location of door controls, including green break-glass units, key pads and the like, shall be confirmed in subsequent design stages.</p>
10.	<p>Light switches and fixing heights Switches and controls on an accessible path of travel, excluding general purpose outlets to be located</p> <ul style="list-style-type: none"> • Between 900mm and 1100mm above the plane of the finished floor • Not less than 500mm from internal corners except where installed on the latch side architrave. <p>It is recommended the specific location of switches be nominated on design documentation.</p>	Can Comply	<p>To be addressed in subsequent design stages beyond the SSDA..</p> <p>Ensure switches and controls (excluding general purpose outlets) on an accessway are designed to comply with AS 1428.1.</p> <p>During subsequent design stages, architectural and/or electrical plans will be required to indicate the location and type of:</p> <ul style="list-style-type: none"> • door access swipe card readers / keypads; • light switches; and • security controls.



No	BCA Requirements	Status of Compliance	Discussion
11.	Switches and GPO's Accessible Sole-Occupancy Units <ul style="list-style-type: none">30mm x 30mm rocker type Accessible Sanitary Facilities <ul style="list-style-type: none">30mm x 30mm rocker type	Can Comply	<p>To be addressed in subsequent design stages beyond the SSDA.</p> <p>The architectural/services drawings/specification detailing locations of switches and controls will need to be designed to comply with AS1428.1, Clause 14.</p> <p>During subsequent design stages, additional information is required to assess compliance:</p> <ul style="list-style-type: none">Nomination of location of switches and GPO's; andTypes of switches. <p>Ensure switches and GPO's in the accessible sanitary compartments have a minimum dimension 30 x 30mm rocker action and toggle switching.</p>
12.	Door clear opening width Doorways located within a required accessible path of travel for people with a disability must have a clear door opening width of not less than 850mm in accordance with Clause 13.2 of AS 1428.1. <p>Where a door required to be accessible has more than one door leaf, one of the leaves (the active leaf) to have a clear opening of 850mm.</p>	Can Comply	<p>During subsequent design stages beyond the SSDA, additional information is required to assess compliance:</p> <ul style="list-style-type: none">door schedule identifying clear widths be provided for review. <p>Note: Smoke and acoustic seals can impact on the clear opening of a door. 870mm and 920mm door sets may then not achieve the 850mm width.</p>



No	BCA Requirements	Status of Compliance	Discussion
13.	<p>Door circulation areas Doors required to be accessible to comply with Section 13 of AS 1428.1- 2009</p> <p>Doorways to be provided with circulation spaces in accordance with Clause 13.3 and relevant approach in Figures 31 and 32.</p> <p>Note: circulation spaces at doorways must have a gradient and crossfall not steeper than 1 in 40.</p>	Can Comply	<p>Doors are generally provided with adequate door circulation dimensions to satisfy the requirements of this Clause with the exception of those doors referred to in the markup plans in Appendix A.</p> <p>Ensure door circulation dimensions on accessible paths of travel satisfy the requirements of AS 1428.1 (2009).</p> <p>NOTE Ensure all essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards do not encroach into the path of travel.</p> <p>During subsequent design stages beyond the SSDA., additional information is required to assess compliance:</p> <ul style="list-style-type: none"> demonstration of door circulation spaces.
14.	<p>Door Controls Doors required to be accessible must be provided with controls and related hardware that fully comply with Clause 13.5 of AS 1428.1 (2009).</p> <p>Door controls must be capable of being unlocked/opened by one hand and prevent the hand of a person who cannot grip from slipping whilst operating the latch.</p>	Can Comply	<p>This can be coordinated and detailed to comply during subsequent detailed design development stages beyond the SSDA.</p> <p>Door handle design shall take into consideration the following;</p> <ul style="list-style-type: none"> Clearance of 35mm to 45mm between handle and back plate. Height between 900mm – 1100mm. Touch controls (security-intercom) located 500mm from internal corners.
15.	<p>Floor or Ground Surfaces The following applies to interior finished and surface materials:</p> <ul style="list-style-type: none"> Slip- resistant surface level difference to surrounding materials not more than 3mm for vertical and 5mm for rounded or bevelled edges. Change of level of no more than 5mm between two differing surfaces grates are to have openings no greater than 13mm in diameter and any slotted openings to be no more than 13mm wide and orientated perpendicular to the dominant direction of travel. 	Can Comply	<p>To be addressed in subsequent design stages beyond the SSDA.</p> <p>The floor finished on an accessway/s will need to be designed to meet the requirements of BCA, Part D3.3(g)(h) and of AS1428.1 (2009), Clause 7.</p>



Note: The above accessible requirements are implied in the BCA's definition of and 'accessway' being required to comply with AS1428. The BCA removed the requirements for *'Parts of a building required to be accessible with AS1428.1'* in 2010. No specific clauses for the above items can be found in the Current BCA (NCC) however they are *'features to enable use by people with a disability'*.¹

4. CONCLUSION

We have reviewed the documentation available to date and the proposed design against the Building Code of Australia 2019 and Premises Standards. The proposed development addresses the necessary Access requirements for a development application.

It is noted that this documentation is for a SSDA and as such the level of detail for some items may not be resolved. These specific items will require further clarification at the CDVC to confirm compliance with the relevant access requirements of the BCA 2019 and Premises Standards.

Conclusion

Development Application to SSDA

Construction Certificate to CDVC.

The proposed development is capable of achieving access for people with disabilities on rectification of the following issues identified throughout this report:

1. Confirmation of the doorway thresholds. If threshold ramps are intended, confirmation that the threshold ramps meet the requirements of AS 1428.1 (2009), Clause 10.5 and Figure 21.
2. Confirmation that all door circulation clearances meet the requirements of AS 1428.1 (2009), Clause 13.3.
3. Confirmation that turning spaces meet the requirements of AS 1428.1 (2009), Clause 6.
4. Confirmation that the selected TGSIs will achieve luminance contrast with their underlying surface where installed.
5. The detailed design of all proposed stairs, confirming the requirements of AS 1428.1 (2009), Clause 11 are being met.
6. The detailed design of all proposed walkways, ramps and landings, confirming the requirements of AS 1428.1 (2009), Clause 10 are being met.
7. The detailed design of all proposed stair handrails, confirming the requirements of BCA, Part D2.17 and AS 1428.1 (2009) are met. (E.g. stair handrail profile, height, wall clearance and extensions).
8. Confirm accurate amenities calculation and location.
9. Confirm basin location in accessible WC.
10. The detailed design of the proposed accessible sanitary facilities and ambulant sanitary facilities.
11. Confirm that hearing augmentation listening system(s) are to be provided per BCA, Part D3.7.
12. Statutory signage schedule.

¹ BCA A1.1 Definitions, Accessible means having features to *enable use by people with a disability*.



13. Door and window schedule.

14. Hardware schedule.



APPENDIX A

Marked Plans

General Note - Access to buildings - NCC, Part D3.2
A continuous accessible path of travel is to be provided to any building required to be accessible from:

(a)

(i) The main points of pedestrian entry at the allotment boundary; and

(ii) From another accessible building connected by a pedestrian link; and

(iii) From any required accessible car parking space on the allotment.

(b)

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and:

(i) Through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and

(ii) In a building with a total floor area more than 500 square metres, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

This can be coordinated to comply with subsequent detailed design development stages.

- TBC

Walkway crossfalls - AS 1428.1 (2009), Clause 10.1 (d)

For walkways and landings having gradients in the direction of travel shallower than 1 in 33, a camber or crossfall shall be provided for shedding of water and shall be no steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33.

This can be coordinated to comply with subsequent detailed design development stages.

- TBC

Walkways - AS 1428.1 (2009), Clause 10
Walkways, ramps and landings that are provided on a continuous accessible path of travel shall meet the requirements of AS 1428.1 (2009), Clause 10.

- Walkway gradients of 1 in 20 (5%), landings provided at intervals no greater than 15m.

- Walkway gradients of 1 in 33 (3.03%), landings provided at intervals no greater than 25m.

- Walkway gradients between 1 in 20 and 1 in 33, landings provided at intervals that shall be obtained by linear interpolation.

For walkways shallower than 1 in 33 (3.03%), no landing are required.

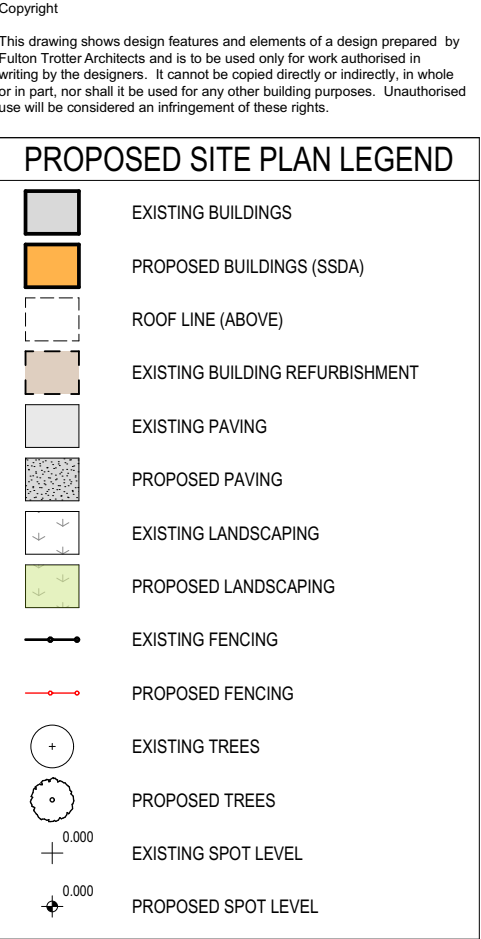
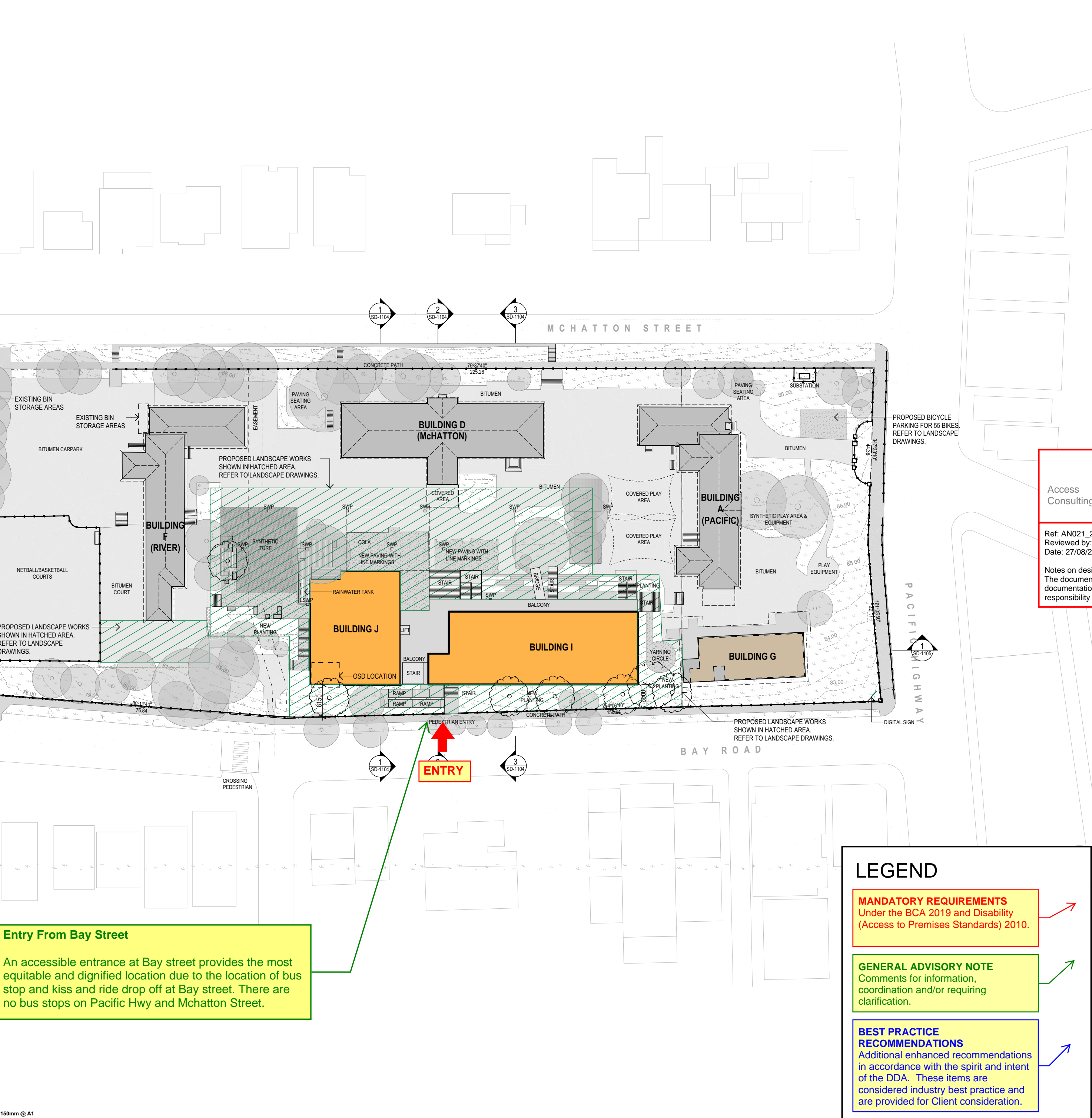
This can be coordinated to comply with subsequent detailed design development stages.

- TBC

Threshold ramps - AS 1428.1 (2009), Clause 10.5
If the doorway (on a continuous access path of travel) does not have a seam-less entry, a threshold ramp shall be installed meeting the requirements of AS 1428.1(2009), Clause 10.5 and Figure 21.

This can be coordinated to comply with subsequent detailed design development stages.

- TBC



Access Consulting

PHILIP CHUN
Building Compliance

Ref: AN021_216878_SINSW_NSPS_SSDA_FINAL_210827
Reviewed by: Lucy Alderson
Date: 27/08/2021

Notes on design :
The document mark up is for information only and is based on the documentation provided to Philip Chun. Philip Chun takes no responsibility for the correctness of the provided documentation.

REV.	DESCRIPTION	DATE	INIT.
A	CONSULTANT COORDINATION ISSUE	02/08/2021	BN
B	REVISED FACADE ISSUE	06/08/2021	BN
C	CONSULTANT COORDINATION ISSUE	09/08/2021	JH
D	CONSULTANT COORDINATION ISSUE	11/08/2021	JH
E	Draft SSDA Issue	13/08/2021	BN
F	Draft SSDA Set - SINSW Review	18/08/2021	BN

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PHASE
SCHEMATIC DESIGN

PROJECT CLIENT
NSW DEPARTMENT OF EDUCATION

PROJECT
NORTH SYDNEY PUBLIC SCHOOL

ADDRESS
BAY ROAD
WAVERTON, NSW

DRAWING
PROPOSED SITE PLAN

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER
7068WA01

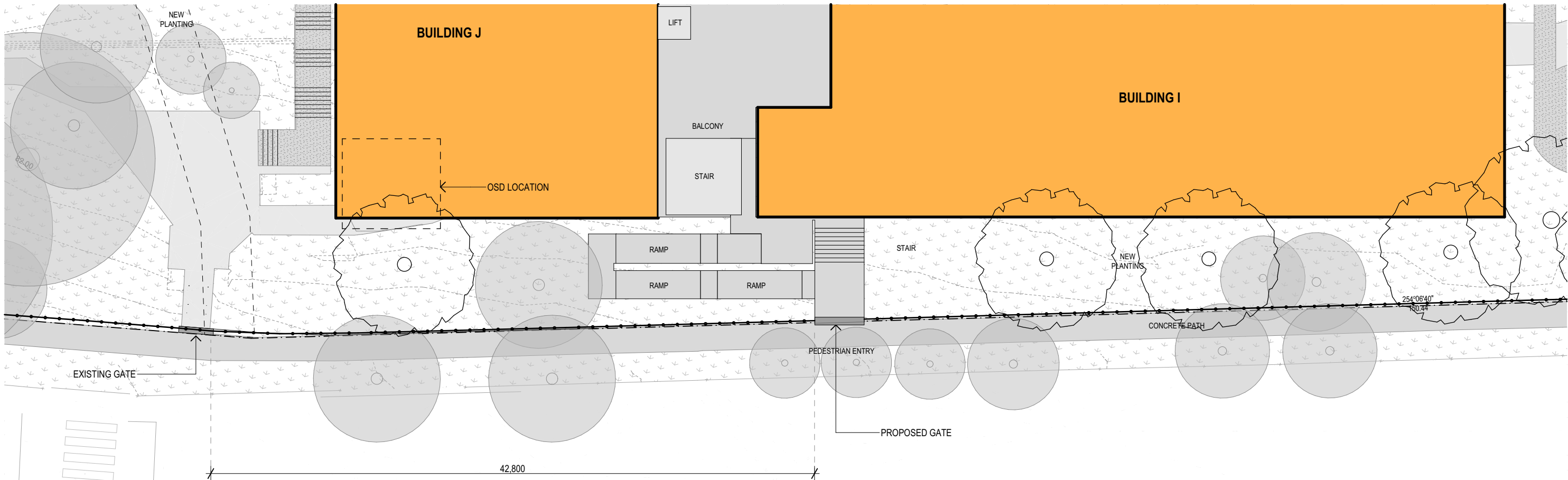
DIRECTOR
JW

CHECKED

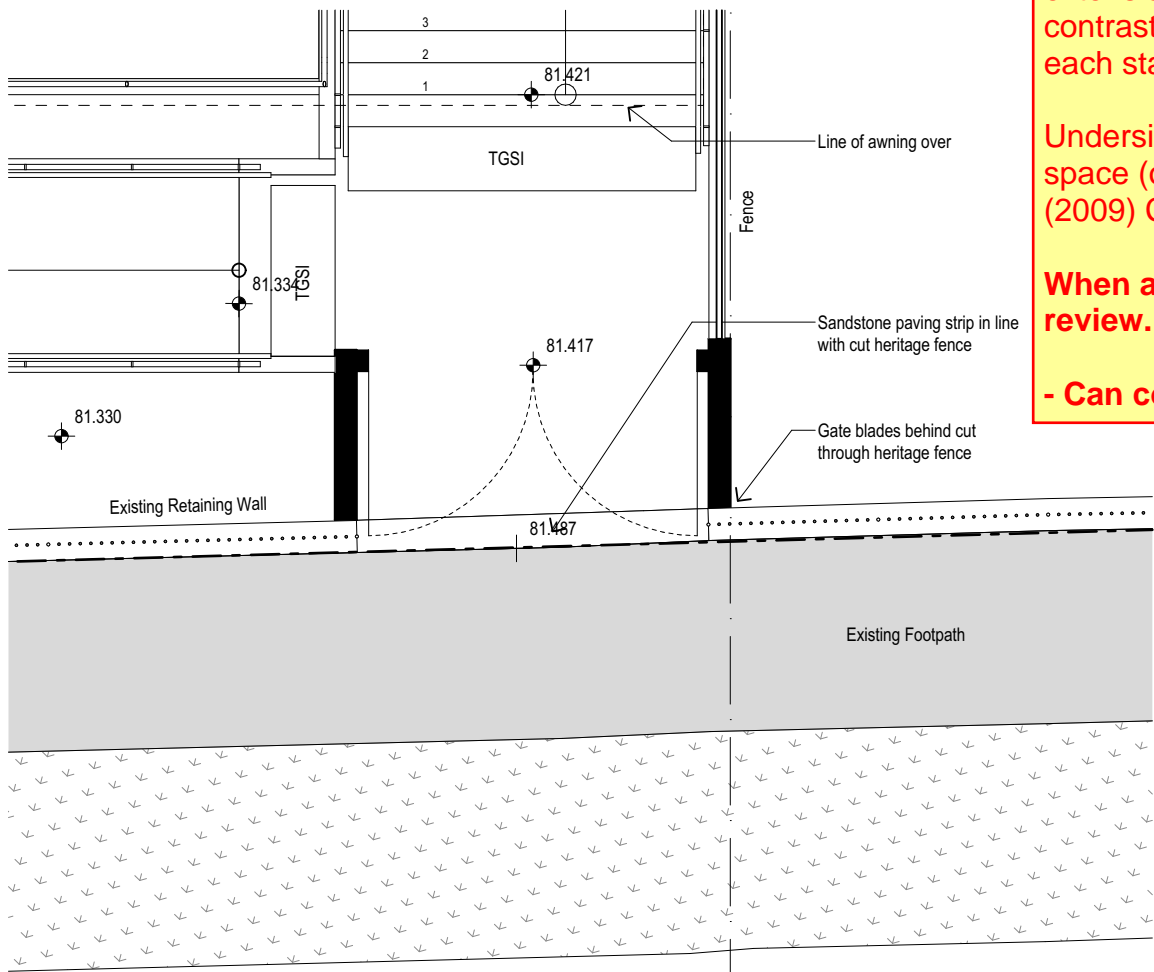
DRAWING NUMBER
SD-1002

REVISION
F

1 PLAN
PROPOSED SITE PLAN
SCALE: 1:500



1 PLAN
SITE ENTRY
SCALE: 1:200



2 DETAIL PLAN
SITE ENTRY
SCALE: 1:50

Stairways - AS 1428.1 (2009), Clause 11
Designers to ensure stair details meet the requirements of AS1428.1 (2009), Clause 11, including handrails, handrail extensions, opaque risers, nosing strips, 30% luminance contrasting nosing strips and TGSIs at the top and bottom of each stair.

Undersides of all stairways on an accessible path/circulation space (overhead hazard) shall comply with AS 1428.4.1 (2009) Clause 2.6.

When available, stair details should be provided for review.

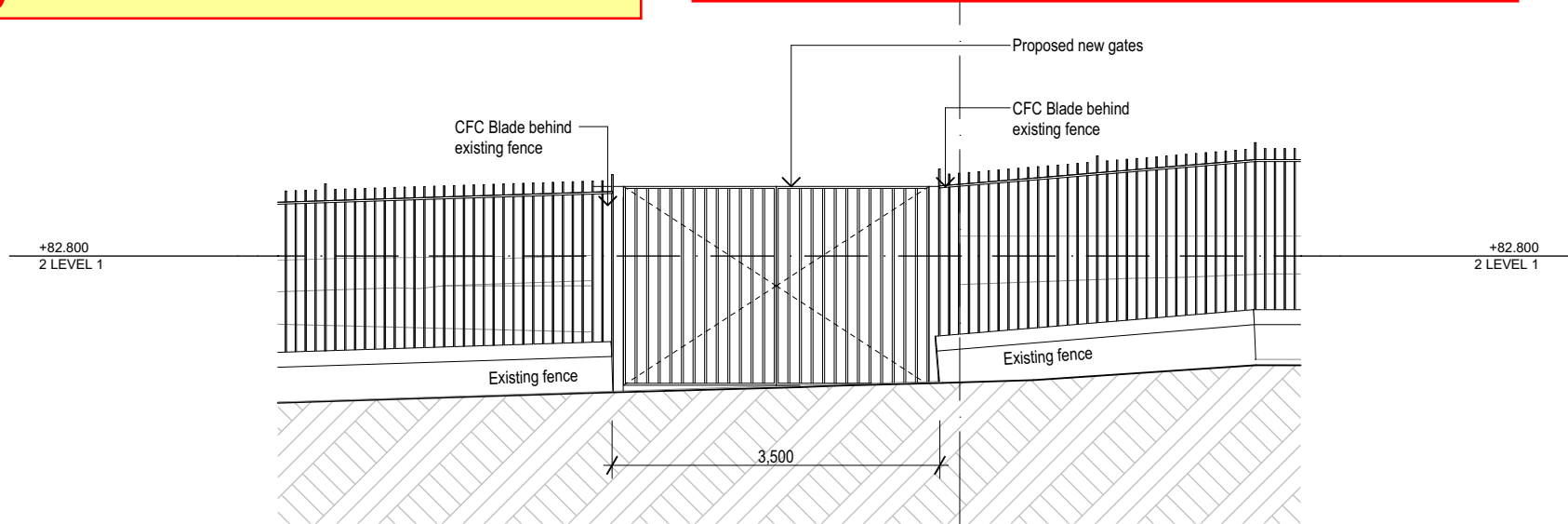
- Can comply

Ramps - AS 1428.1 (2009), Clause 10.3
Ramp shall meet the requirements of AS1428.1 (2009), Clause 10.3 including:

- Maximum gradient of 1:14;
- Minimum 1000mm unobstructed width;
- Handrails to both sides;
- Appropriate handrail extensions top and bottom of the ramp;
- TGSIs to top and bottom of the ramp (to AS 1428.4.1(2009)); and
- Have a minimum slip resistance rating of R10 when dry, and R11 when wet.

When available, stair details should be provided for review.

- Can comply



3 DETAIL ELEVATION
SITE ENTRY
SCALE: 1:50

Access Consulting

PHILIP CHUN
Building Compliance

Ref: AN021_216878_SINSW_NSPS_SSDA_FINAL_210827
Reviewed by: Lucy Alderson
Date: 27/08/2021

Notes on design :
The document mark up is for information only and is based on the documentation provided to Philip Chun. Philip Chun takes no responsibility for the correctness of the provided documentation.

REV.	DESCRIPTION	DATE	INIT.
A	Draft SSDA Issue	16/08/2021	BN
B	Draft SSDA Set - SINSW Review	18/08/2021	BN

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PHASE
SCHEMATIC DESIGN

PROJECT CLIENT
NSW DEPARTMENT OF
EDUCATION

PROJECT
NORTH SYDNEY PUBLIC
SCHOOL

ADDRESS
BAY ROAD
WAVERTON, NSW

DRAWING
SITE ENTRY

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER
7068WA01

DIRECTOR
JW

CHECKED

DRAWING NUMBER
SD-1109

REVISION
B

Exemptions - BCA, Part D3.4

The following areas are not required to be accessible:

(a) An area where access would be inappropriate because of the particular purpose for which the area is used.

(b) An area that would pose a health or safety risk for people with a disability.

(c) Any path of travel providing access only to an area exempted by (a) or (b).

Area subject to D3.4 Exemption identification:

Warning of hazards - AS1428.4.1 (2009), Clause 2.6

Plans indicate a possible overhead hazard below the stair. Where there are impediments or hazards with less than 2000mm height clearance in an accessible open public space with no clearly defined continuous accessible path of travel, contact with overhead hazard shall be prevented by a suitable barrier complying with AS/NZS 1428.4.1 (2009), Clause 2.6(a)(b) and Figure 2.6(A)(B)

This can be coordinated to comply with subsequent detailed design development stages.

- TBC

General Note: All doors to have a minimum clear opening width of 850mm (i.e. 920mm door leaf). Where double doors are used, 850mm clear opening shall apply to the active leaf.

This can be coordinated to comply with subsequent detailed design development stages.

Stairways - AS1428.1 (2009), Clause 11
Designers to ensure stair details meet the requirements of AS1428.1 - 2009 Clause 11, including handrail extension and TGSi's at the top and bottom of each stair.

This can be reviewed at detail design development stage.

- Can Comply

Reception/Service counters - AS 1428.2 (1992), Clause 24

It is recommended for the provision of an accessible service counter be designed in accordance with AS1428.2 (1992), Part 24.1.

Circulation spaces at doorways - AS 1428.1 (2009), Clause 13.3, Figure 31(d)
Opposite joinery unit appears to encroach into the doorway circulation space

WL = 510 mm is required.
L = 1450mm is required.

- Does Not Comply

Stair setbacks

Ensure adequate stair setbacks are provided to prevent the handrail extensions (top and bottom of stairs) from protruding into the transverse path of travel.

- TBC

Walkways - AS 1428.1 (2009), Clause 10

Walkways, ramps and landings that are provided on a continuous accessible path of travel shall meet the requirements of AS 1428.1 (2009), Clause 10.

The floor or ground abutting the sides of a walkway shall provide a firm and level surface of a different material to that of the walkway, follow the grade of the walkway and extend horizontally for a minimum of **600mm** unless one of the following is provided:

- A kerb; or
- A kerb rail and handrail; or
- A wall not less than 450mm in height.

- Can Comply

This can be coordinated to comply with subsequent detailed design development stages.

Stair setbacks

Ensure adequate stair setbacks are provided to prevent the handrail extensions (top and bottom of stairs) from protruding into the transverse path of travel.

- TBC

LEGEND

MANDATORY REQUIREMENTS
Under the BCA 2019 and Disability (Access to Premises Standards) 2010.

GENERAL ADVISORY NOTE
Comments for information, coordination and/or requiring clarification.

BEST PRACTICE RECOMMENDATIONS
Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration.

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PHASE
SCHEMATIC DESIGN

CLIENT
NSW DEPARTMENT OF
EDUCATION

PROJECT
NORTH SYDNEY PUBLIC
SCHOOL

ADDRESS
BAY ROAD
WAVERTON, NSW

DRAWING
**BUILDING J - LEVEL 1 FLOOR
PLAN**

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER
7068WA01

DIRECTOR
JW

CHECKED

DRAWING NUMBER
SD-2001

REVISION
G

1 PLAN
BUILDING J - LEVEL 1 FLOOR PLAN
SCALE: 1:100

Access
Consulting

**PHILIP
CHUN**
Building Compliance

Ref: AN021_216878_SINSW_NSPPS_SSDDA_FINAL_210827
Reviewed by: Lucy Alderson
Date: 27/08/2021

Notes on design :
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Exemptions - BCA, Part D3.4

The following areas are not required to be accessible:
(a) An area where access would be inappropriate because of the particular purpose for which the area is used.

(b) An area that would pose a health or safety risk for people with a disability.

(c) Any path of travel providing access only to an area exempted by (a) or (b).

Area subject to D3.4 Exemption identification:

Sanitary facilities BCA Clause F2.4(c) and AS 1428.1

Existing and proposed staff amenities. Please note staff and students are not permitted to share.

Please advise which WC's are for staff and student use. Are these unisex, single gender and any ambulant have been provided.

NOTE - Ambulant sanitary facilities - BCA, Part F2.4(c)
Part F2.4 (c) - At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, 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.

- TBC

General Note: All doors to have a minimum clear opening width of 850mm (i.e. 920mm door leaf). Where double doors are used, 850mm clear opening shall apply to the active leaf.

This can be coordinated to comply with subsequent detailed design development stages.

Door circulation space - Furniture placement
It is recommended that loose furniture does not encroach the door circulation space.

Accessible Sanitary Compartment
The internal dimensions provided for this accessible unisex sanitary compartment appear to be appropriate to meet AS 1428.1(2009), Clause 15 requirements.

- The location of wash basin appears to be inside 1400mm WC exclusion zone.

- Can Comply

This can be coordinated to comply with subsequent detailed design development stages.

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Paul Trotter raia		NSW 7177	QLD 2946
Ryan Loveday raia			QLD 4500

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PHASE SCHEMATIC DESIGN

NSW DEPARTMENT OF
EDUCATION

NORTH SYDNEY PUBLIC
SCHOOL

BAY ROAD
WAVERTON, NSW

**BUILDING I - LEVEL 1 FLOOR
PLAN**

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER
7068WA01

DIRECTOR
JW

CHECKED

DRAWING NUMBER
SD-2002

REVISION
G

LEGEND

MANDATORY REQUIREMENTS
Under the BCA 2019 and Disability (Access to Premises Standards) 2010.

GENERAL ADVISORY NOTE
Comments for information, coordination and/or requiring clarification.

BEST PRACTICE RECOMMENDATIONS
Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration.

Circulation spaces at doorways - AS 1428.1 (2009), Clause 13.3

Some doors do not appear to have adequate circulation space either hinge-side side, latch-side or both

Circulation space encroachment identification:

- Does Not Comply

Refer comments on dwg CD-201

Exemptions - BCA, Part D3.4

The following areas are not required to be accessible:
(a) An area where access would be inappropriate because of the particular purpose for which the area is used.
(b) An area that would pose a health or safety risk for people with a disability.
(c) Any path of travel providing access only to an area exempted by (a) or (b).

Area subject to D3.4 Exemption identification:

Circulation spaces at doorways - AS 1428.1 (2009), Clause 13.3

Some doors do not appear to have adequate circulation space either hinge-side side, latch-side or both

Circulation space encroachment identification:

- Does Not Comply

Ambulant sanitary facilities - BCA, Part F2.4(c)

Part F2.4 (c) - At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, 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**.

This can be coordinated to comply with subsequent detailed design development stages.

- Can Comply

Ramps - AS 1428.1 (2009), Clause 10.3

Ramp indicated. A ramp shall meet the requirements of AS1428.1 (2009), Clause 10.3 including:

- Maximum gradient of 1:14 (7.14%).
- Landings at intervals not more than 9.0 metres.
- Minimum 1000mm unobstructed width;
- Handrails to both sides;
- Appropriate handrail extensions top and bottom of the ramp;
- TGSIs to top and bottom of the ramp to AS/NZS 1428.4.1 (2009); and
- Have a minimum slip resistance rating of R10 when dry, and R11 when wet.

This can be coordinated to comply with subsequent detailed design development stages.

- TBC

Ramp setback - AS 1428.1 (2009), Clause 10.3 (g)

Ramp shall be set back **400mm** from the internal corner at the bottom of the ramp to accommodate the handrail extension including termination to ensure the handrail does not protrude into the transverse path of travel.

This can be coordinated to comply with subsequent detailed design development stages.

- Can Comply

Accessible Sanitary Compartment

The internal dimensions provided for this accessible unisex sanitary compartment appear to be appropriate to meet AS 1428.1(2009), Clause 15 requirements.

- Ensure the location of wash basin is not inside the 1900mm WC exclusion zone.

- Can Comply

This can be coordinated to comply with subsequent detailed design development stages.

General Note: All doors to have a minimum clear opening width of 850mm (i.e. 920mm door leaf). Where double doors are used, 850mm clear opening shall apply to the active leaf.

This can be coordinated to comply with subsequent detailed design development stages.

Stairways - AS1428.1 (2009), Clause 11

Designers to ensure stair details meet the requirements of AS1428.1 - 2009 Clause 11, including handrail extension and TGSIs at the top and bottom of each stair.

This can be reviewed at detail design development stage.

Access Consulting

PHILIP CHUN Building Compliance

Ref: AN021_216878_SINSW_NSPS_SSDA_FINAL_210827
Reviewed by: Lucy Alderson
Date: 27/08/2021

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SCHEMATIC DESIGN

NSW DEPARTMENT OF EDUCATION

NORTH SYDNEY PUBLIC SCHOOL

BAY ROAD
WAVERTON, NSW

BUILDING J - LEVEL 2 FLOOR PLAN

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER **7068WA01** DIRECTOR **JW** CHECKED

DRAWING NUMBER **SD-2003** REVISION **G**

LEGEND

MANDATORY REQUIREMENTS
Under the BCA 2019 and Disability (Access to Premises Standards) 2010.

GENERAL ADVISORY NOTE
Comments for information, coordination and/or requiring clarification.

BEST PRACTICE RECOMMENDATIONS
Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration.

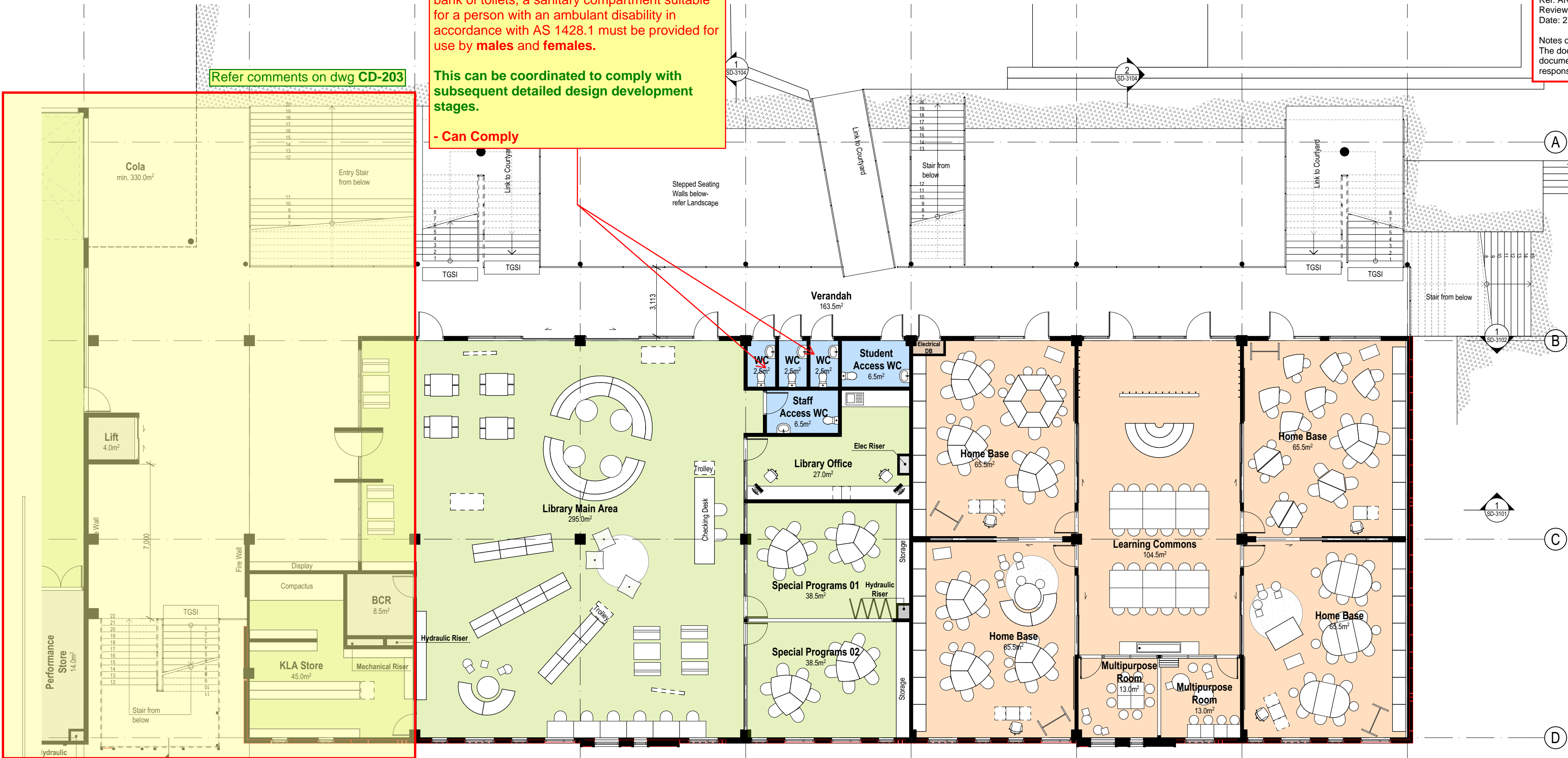
FLOOR PLAN

Refer comments on dwg CD-203

Ambulant sanitary facilities - BCA, Part F2.4(c)
Part F2.4 (c) - At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, 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**.

This can be coordinated to comply with subsequent detailed design development stages.

- Can Comply



Door circulation space - Furniture placement

It is recommended that loose furniture does not encroach the door circulation space.

Exemptions - BCA, Part D3.4

The following areas are not required to be accessible:
(a) An area where access would be inappropriate because of the particular purpose for which the area is used.
(b) An area that would pose a health or safety risk for people with a disability.
(c) Any path of travel providing access only to an area exempted by (a) or (b).

Area subject to D3.4 Exemption identification:

General Note: All doors to have a minimum clear opening width of 850mm (i.e. 920mm door leaf). Where double doors are used, 850mm clear opening shall apply to the active leaf.

This can be coordinated to comply with subsequent detailed design development stages.

LEGEND

MANDATORY REQUIREMENTS
Under the BCA 2019 and Disability (Access to Premises Standards) 2010.

GENERAL ADVISORY NOTE
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Paul Trotter raia		NSW 7177	QLD 2948
Ryan Loveday raia			QLD 4500

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EDUCATION

NORTH SYDNEY PUBLIC
SCHOOL

BAY ROAD
WAVERTON, NSW

**BUILDING I - LEVEL 2 FLOOR
PLAN**

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER
7068WA01

DIRECTOR
JW

DRAWING NUMBER
SD-2004

CHECKED
G

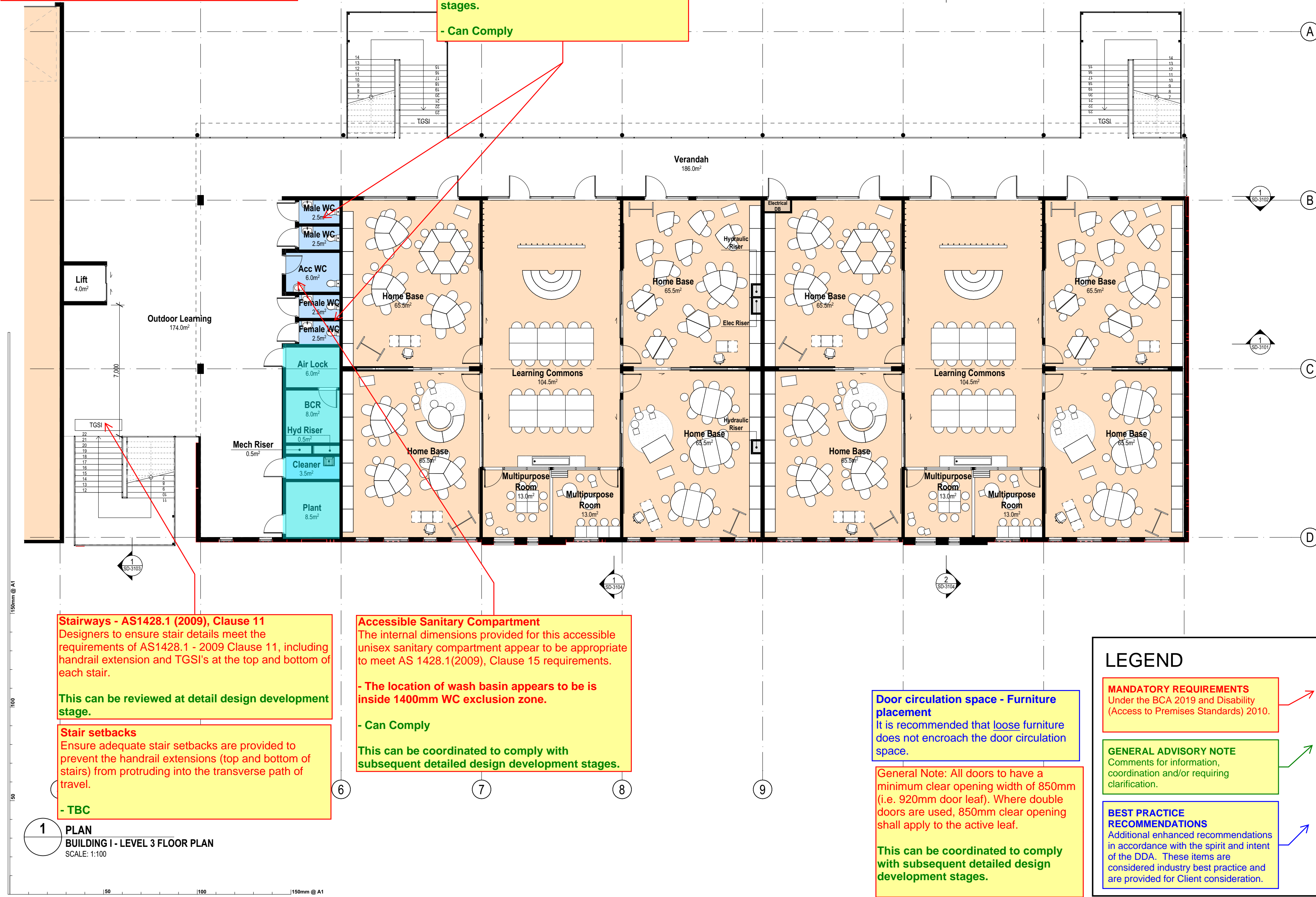
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(c) Any path of travel providing access only to an area exempted by (a) or (b).

Area subject to D3.4 Exemption identification:

Ambulant sanitary facilities - BCA, Part F2.4(c)
Part F2.4 (c) - At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, 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.

This can be coordinated to comply with subsequent detailed design development stages.

- Can Comply



Stairways - AS1428.1 (2009), Clause 11
Designers to ensure stair details meet the requirements of AS1428.1 - 2009 Clause 11, including handrail extension and TGSIs at the top and bottom of each stair.

This can be reviewed at detail design development stage.

Stair setbacks
Ensure adequate stair setbacks are provided to prevent the handrail extensions (top and bottom of stairs) from protruding into the transverse path of travel.

- TBC

Accessible Sanitary Compartment
The internal dimensions provided for this accessible unisex sanitary compartment appear to be appropriate to meet AS 1428.1(2009), Clause 15 requirements.

- The location of wash basin appears to be inside 1400mm WC exclusion zone.

- Can Comply

This can be coordinated to comply with subsequent detailed design development stages.

Door circulation space - Furniture placement
It is recommended that loose furniture does not encroach the door circulation space.

General Note: All doors to have a minimum clear opening width of 850mm (i.e. 920mm door leaf). Where double doors are used, 850mm clear opening shall apply to the active leaf.

This can be coordinated to comply with subsequent detailed design development stages.

LEGEND

MANDATORY REQUIREMENTS
Under the BCA 2019 and Disability (Access to Premises Standards) 2010.

GENERAL ADVISORY NOTE
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		QLD 4500

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SCHEMATIC DESIGN

PROJECT CLIENT
NSW DEPARTMENT OF
EDUCATION

PROJECT
NORTH SYDNEY PUBLIC
SCHOOL

ADDRESS
BAY ROAD
WAVERTON, NSW

DRAWING
**BUILDING I - LEVEL 3 FLOOR
PLAN**

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

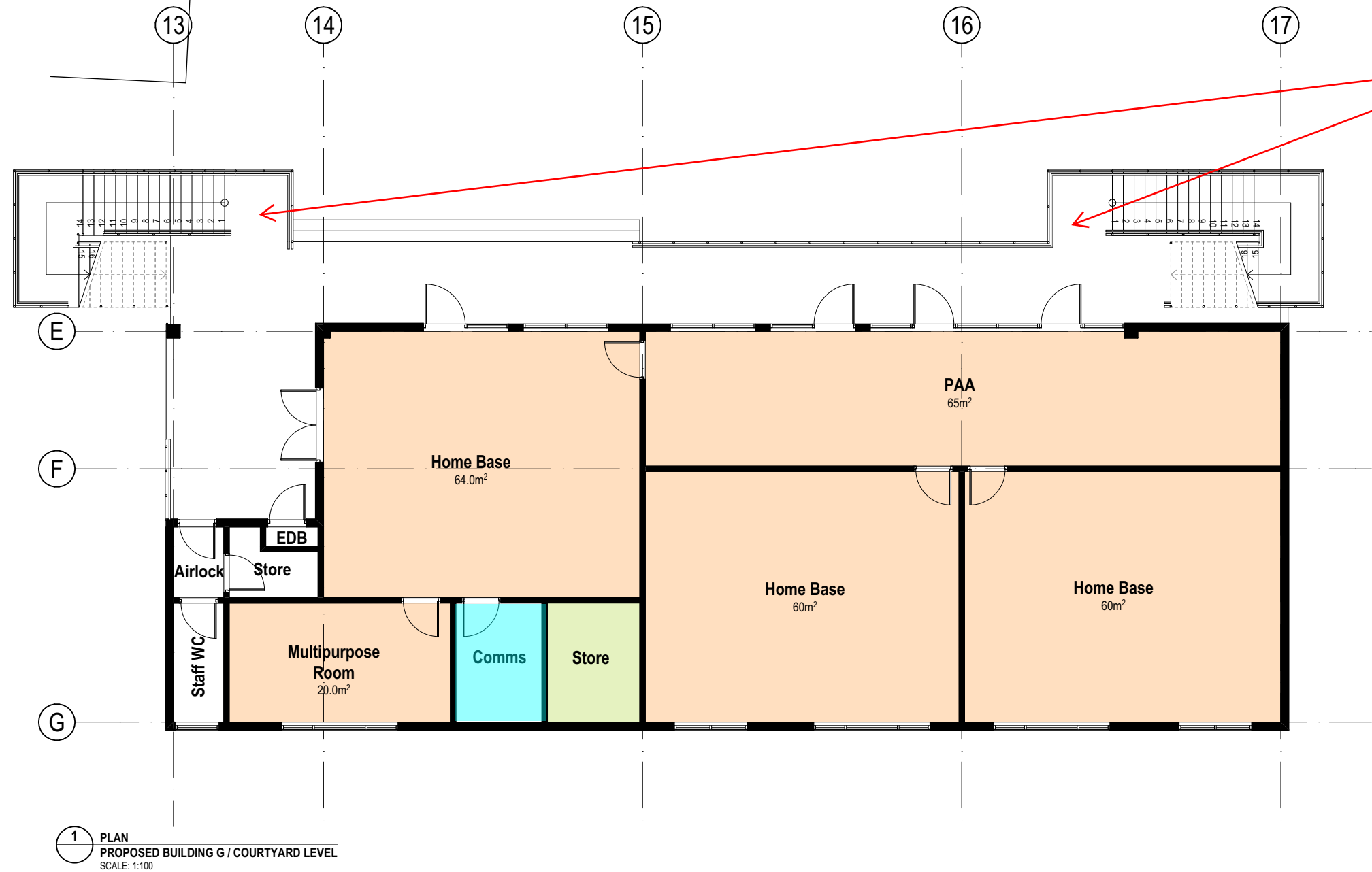
PROJECT NUMBER
7068WA01

DIRECTOR
JW

CHECKED

DRAWING NUMBER
SD-2005

REVISION
G



Stairways - AS1428.1 (2009), Clause 11
Designers to ensure stair details meet the requirements of AS1428.1 - 2009 Clause 11, including handrail extension and TGSI's at the top and bottom of each stair.

This can be reviewed at detail design development stage.

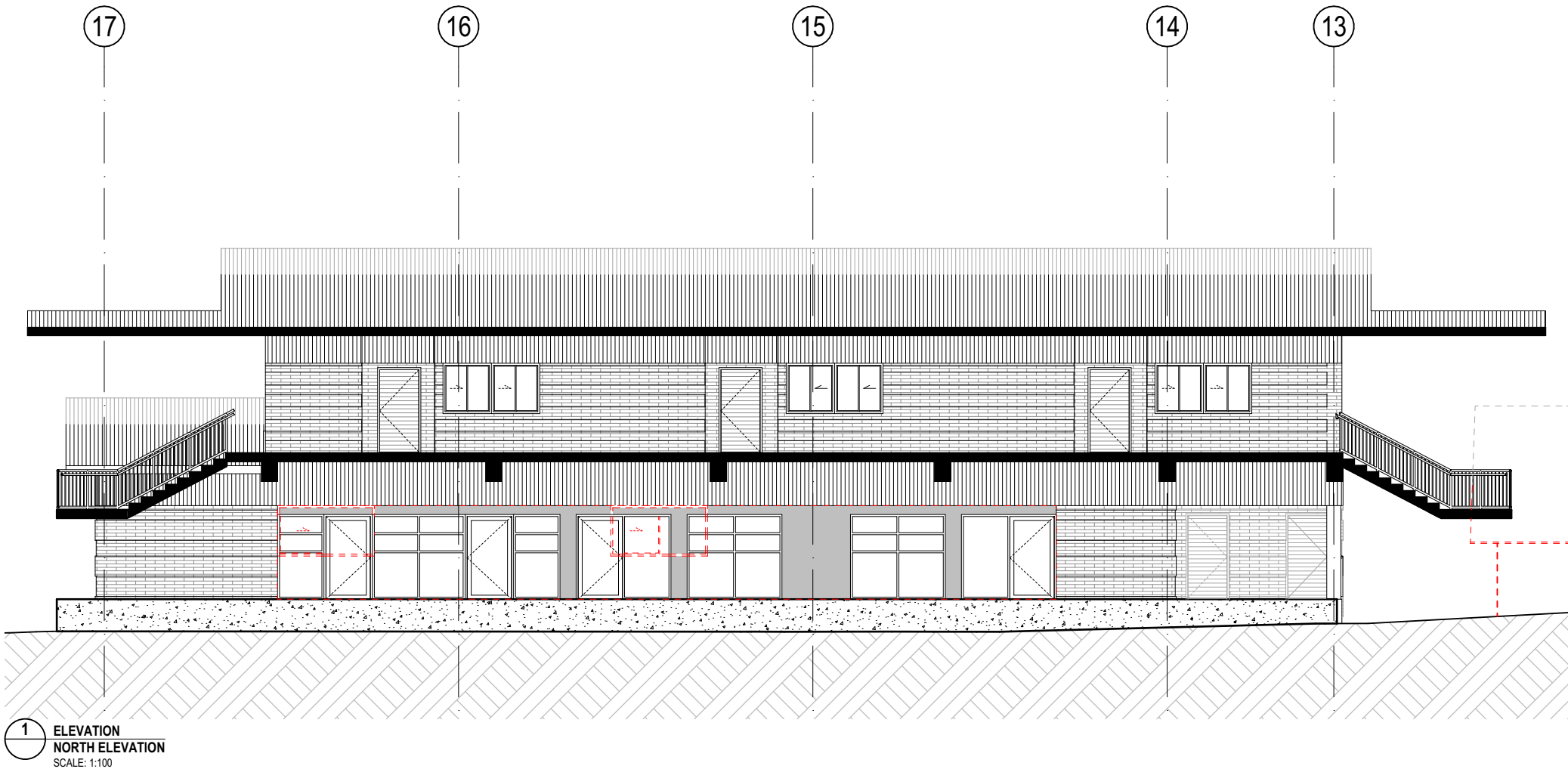
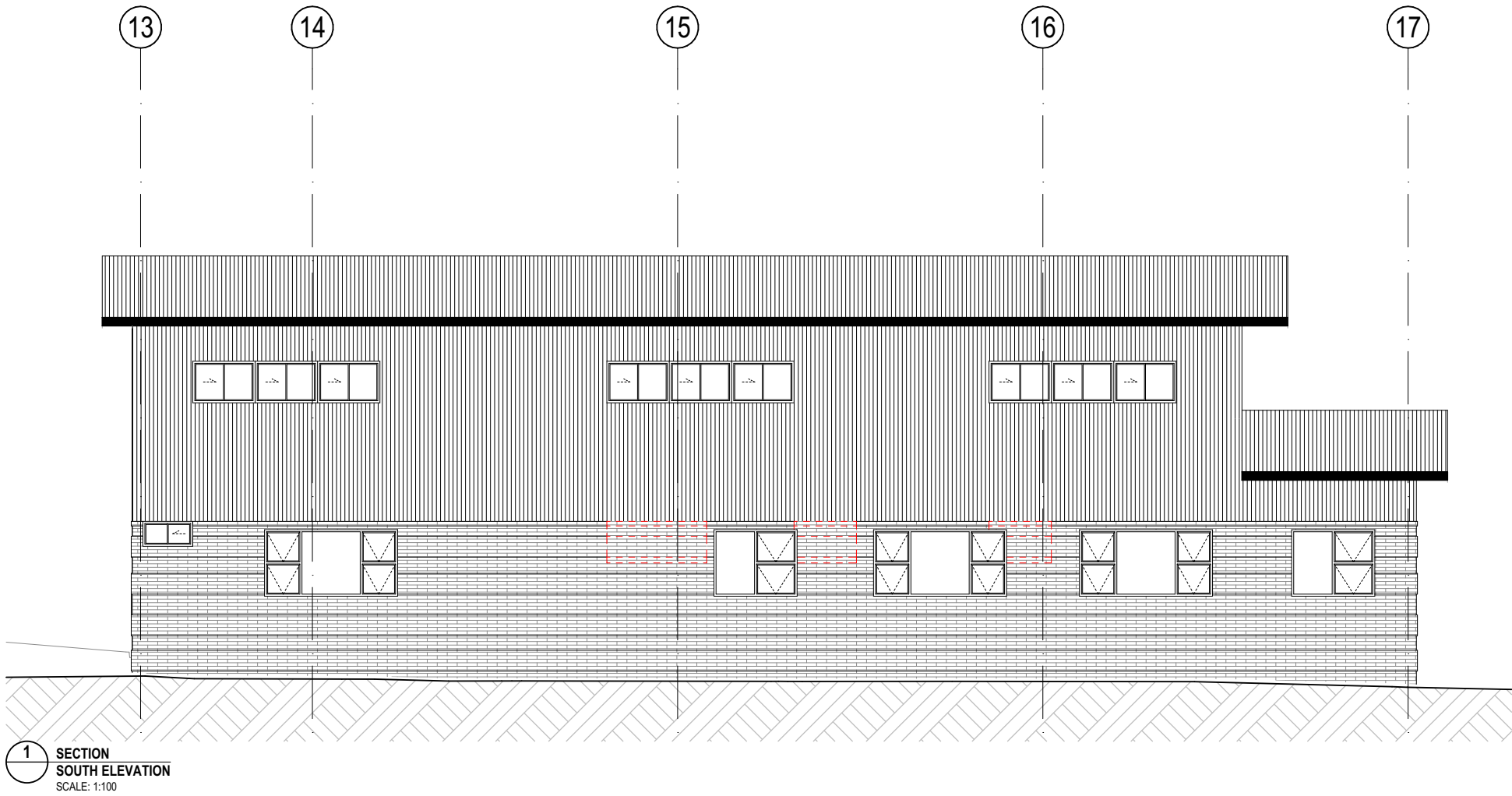
Stair setbacks
Ensure adequate stair setbacks are provided to prevent the handrail extensions (top and bottom of stairs) from protruding into the transverse path of travel.

- TBC

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ELEVATION LEGEND

- PREFINISHED CFC CLADDING
- BRICKWORK
- METAL ROOF SHEETING
- DEMOLISHED



REV.	DESCRIPTION	DATE	INIT.
A	CONSULTANT COORDINATION ISSUE	02/08/2021	BN
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plot date: Wednesday, 18 August 2021 file location: BIMcloud: SYDBIM23 - BIMcloud Basic for ARCHICAD 23/7068WA01 - North Sydney Public School Upgrade

Access
Consulting

PHILIP
CHUN
Building Compliance

Ref: AN021_216878_SINSW_NSPS_SSDA_FINAL_210827
Reviewed by: Lucy Alderson
Date: 27/08/2021

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fulton trotter

ARCHITECTS

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BRISBANE
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BUILDING G - LEVEL 1 FLOOR
PLAN

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7068WA01

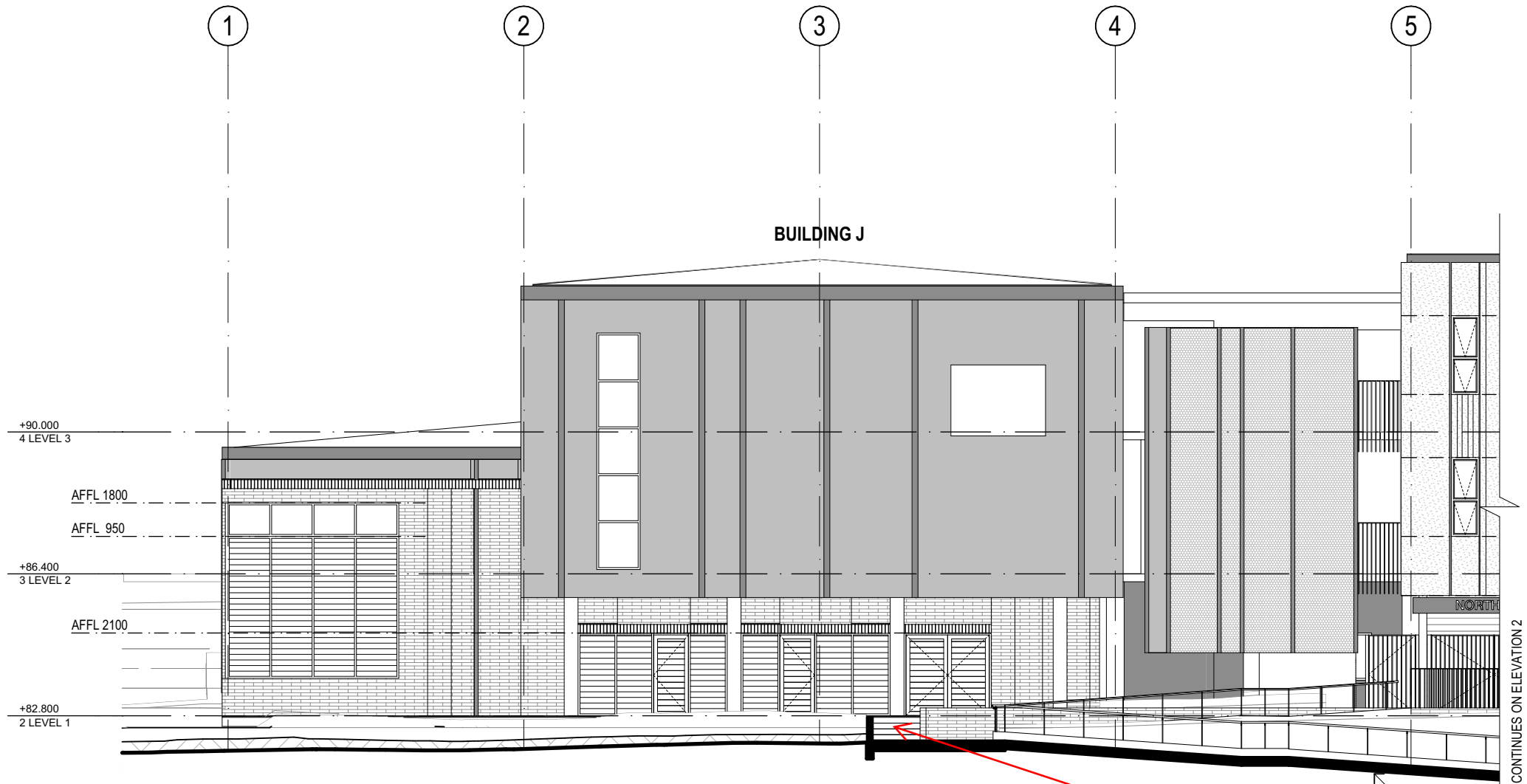
DIRECTOR
JW

DRAWING NUMBER
SD-2012

CHECKED

REVISION
E

ELEVATION LEGEND	
	PRECAST GRC PANEL
	PREFINISHED CFC CLADDING
	METAL FASCIA / GUTTER
	BRICKWORK
	METAL SCREENING
	METAL ROOF SHEETING



1 ELEVATION
BUILDING J - SOUTH ELEVATION
SCALE: 1:100

Ramps - AS 1428.1 (2009), Clause 10.3
Ramp shall meet the requirements of AS1428.1 (2009), Clause 10.3 including:

- Maximum gradient of **1:14**;
- Minimum 1000mm unobstructed width;
- Handrails to both sides;
- Appropriate handrail extensions top and bottom of the ramp;
- TGSIs to top and bottom of the ramp (to AS 1428.4.1(2009)); and
- Have a minimum slip resistance rating of R10 when dry, and R11 when wet.

When available, ramp details should be provided for review.

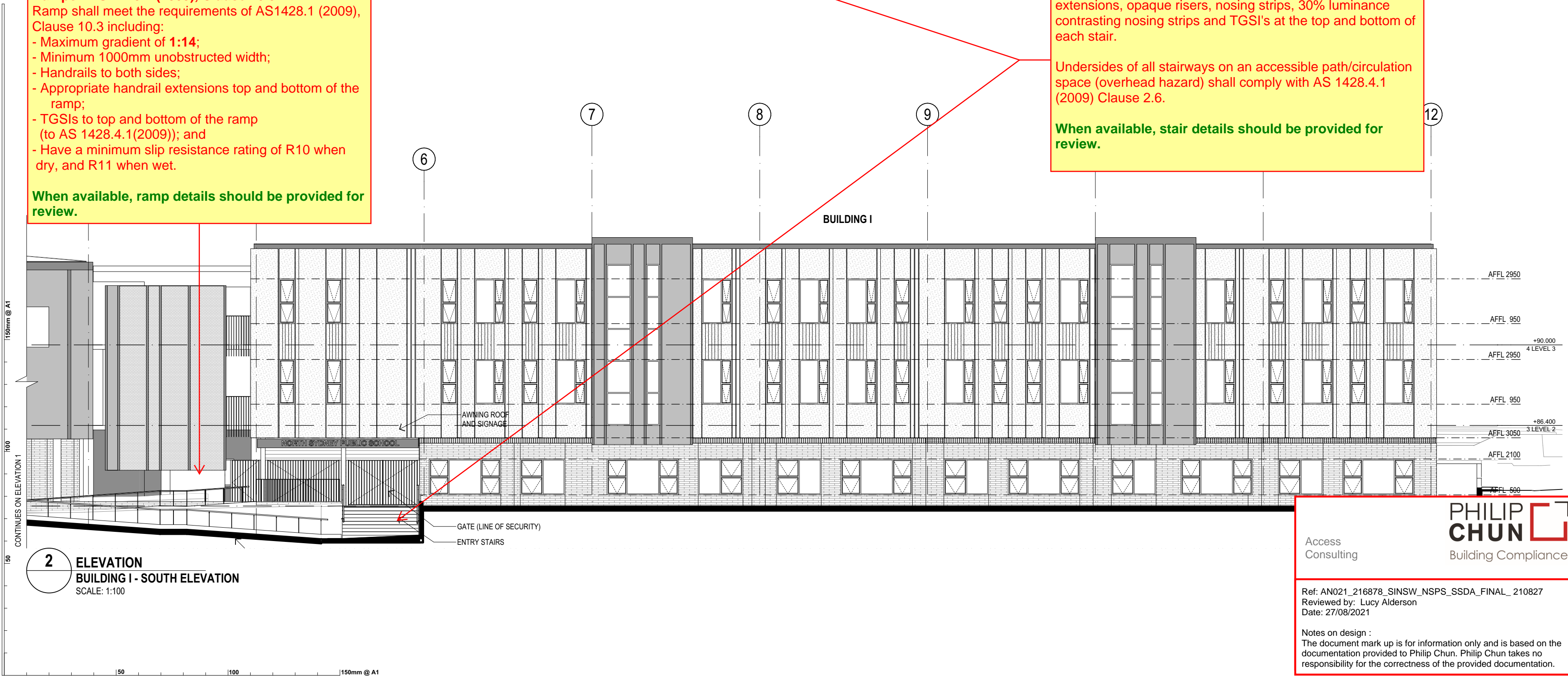
NOTE: Handrails - BCA, Part D2.17 9a) (iii)
In a class 9b building used as a primary school -
(A) have one handrail fixed at a height of not less than 865mm; and
(B) have a second handrail fixed at a height between 665mm and 750mm, measured above nosings of stair treads and the floor surface of the ramp, landing or the like

When available, stair details should be provided for review.

Stairways - AS 1428.1 (2009), Clause 11
Designers to ensure stair details meet the requirements of AS1428.1 (2009), Clause 11, including handrails, handrail extensions, opaque risers, nosing strips, 30% luminance contrasting nosing strips and TGSIs at the top and bottom of each stair.

Undersides of all stairways on an accessible path/circulation space (overhead hazard) shall comply with AS 1428.4.1 (2009) Clause 2.6.

When available, stair details should be provided for review.



2 ELEVATION
BUILDING I - SOUTH ELEVATION
SCALE: 1:100

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A	CONSULTANT COORDINATION ISSUE	02/08/2021	BN
B	CONSULTANT COORDINATION ISSUE	05/08/2021	BN
C	REVISED FACADE ISSUE	06/08/2021	BN
D	CONSULTANT COORDINATION ISSUE	09/08/2021	JH
E	CONSULTANT COORDINATION ISSUE	11/08/2021	JH
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DRAWING		
BUILDING I & J - ELEVATION 01		
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PROJECT NUMBER	DIRECTOR	CHECKED
7068WA01	JW	
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SD-3001	G	

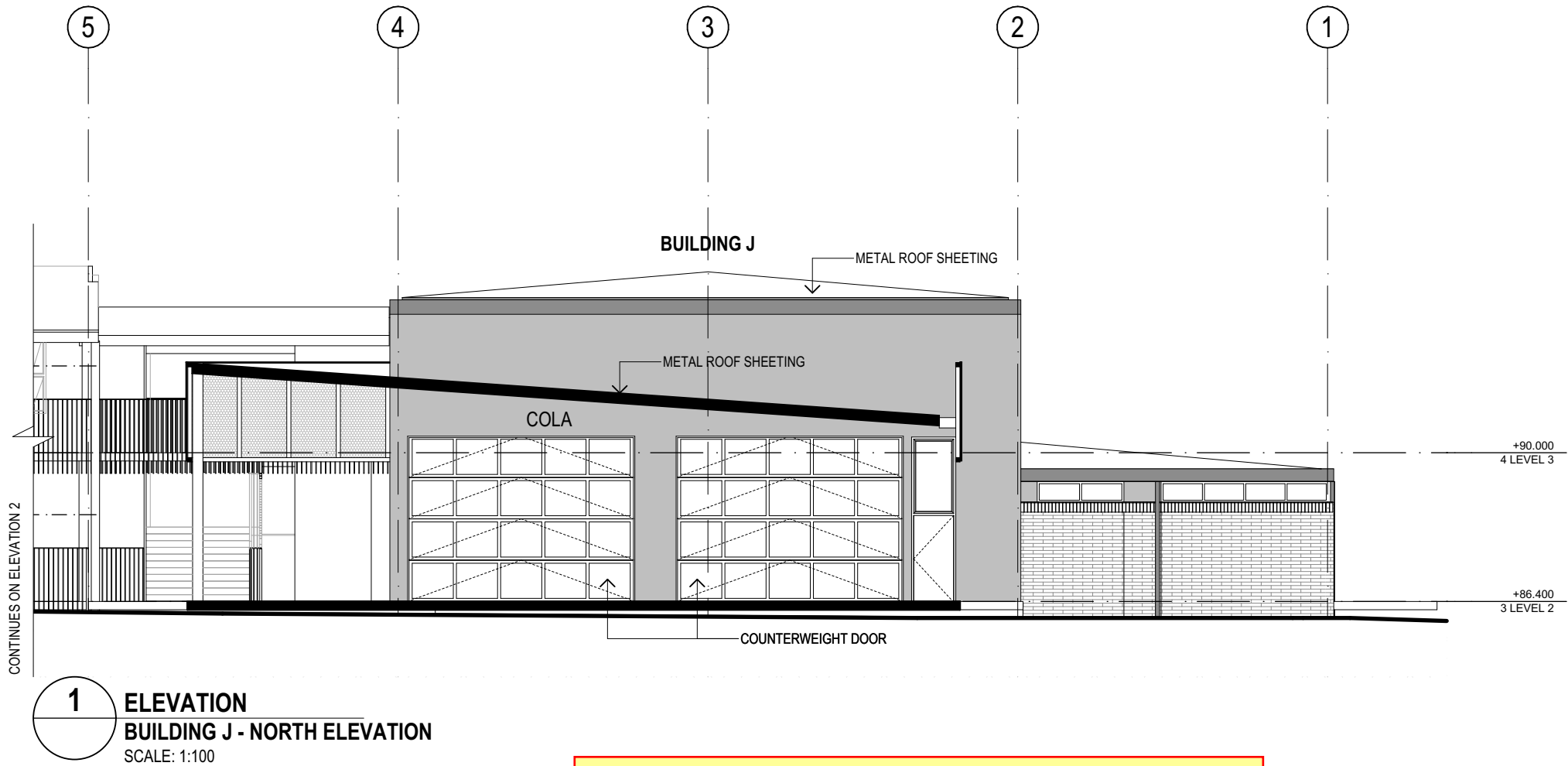
Access Consulting

PHILIP CHUN
Building Compliance

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Reviewed by: Lucy Alderson
Date: 27/08/2021

Notes on design :
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ELEVATION LEGEND	
	PRECAST GRC PANEL
	PREFINISHED CFC CLADDING
	METAL FASCIA / GUTTER
	BRICKWORK
	METAL SCREENING
	METAL ROOF SHEETING



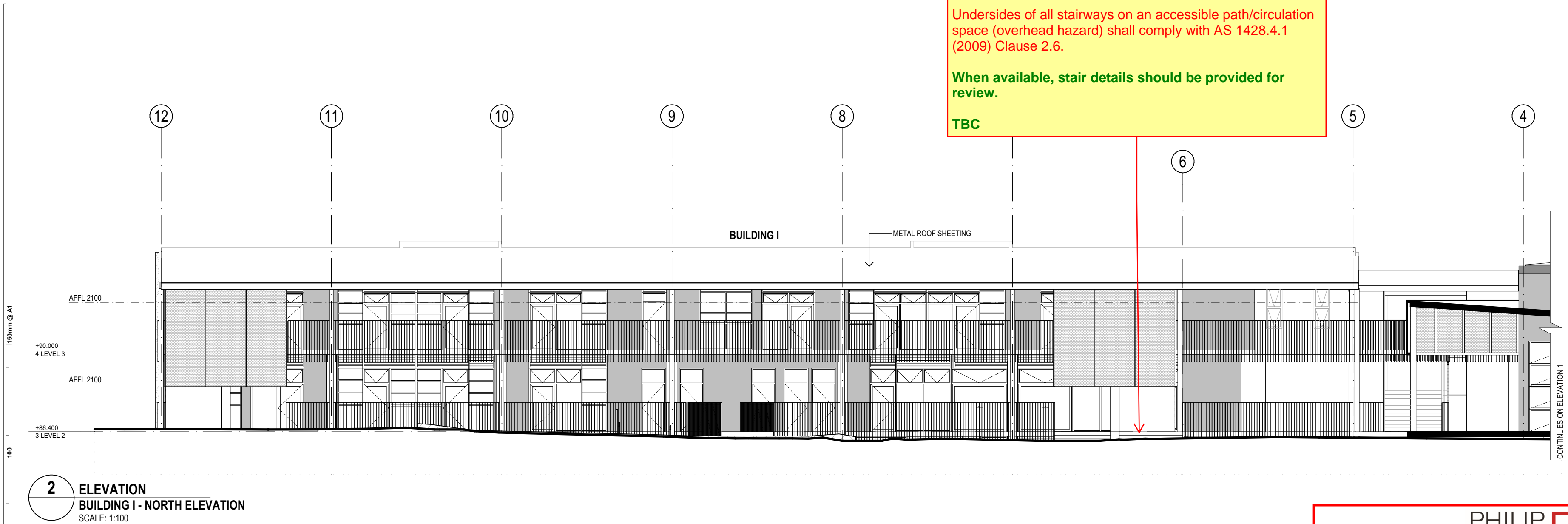
1
ELEVATION
BUILDING J - NORTH ELEVATION
SCALE: 1:100

Stairways - AS 1428.1 (2009), Clause 11
Designers to ensure stair details meet the requirements of AS1428.1 (2009), Clause 11, including handrails, handrail extensions, opaque risers, nosing strips, 30% luminance contrasting nosing strips and TGSi's at the top and bottom of each stair.

Undersides of all stairways on an accessible path/circulation space (overhead hazard) shall comply with AS 1428.4.1 (2009) Clause 2.6.

When available, stair details should be provided for review.

TBC



2
ELEVATION
BUILDING I - NORTH ELEVATION
SCALE: 1:100

REV.	DESCRIPTION	DATE	INIT.
A	CONSULTANT COORDINATION ISSUE	02/08/2021	BN
B	CONSULTANT COORDINATION ISSUE	05/08/2021	BN
C	REVISED FACADE ISSUE	06/08/2021	BN
D	CONSULTANT COORDINATION ISSUE	09/08/2021	JH
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F	Draft SSDA Issue	13/08/2021	BN
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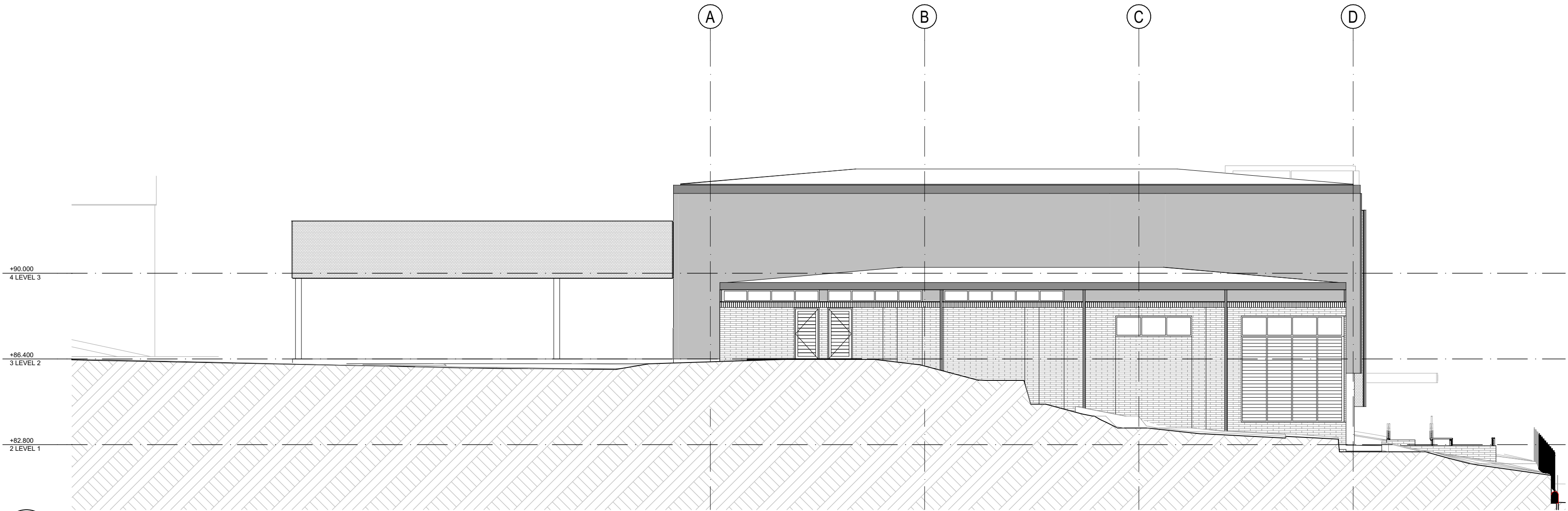
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BUILDING I & J - ELEVATION 02		
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PROJECT NUMBER 7068WA01	DIRECTOR JW	CHECKED
DRAWING NUMBER SD-3002	REVISION G	

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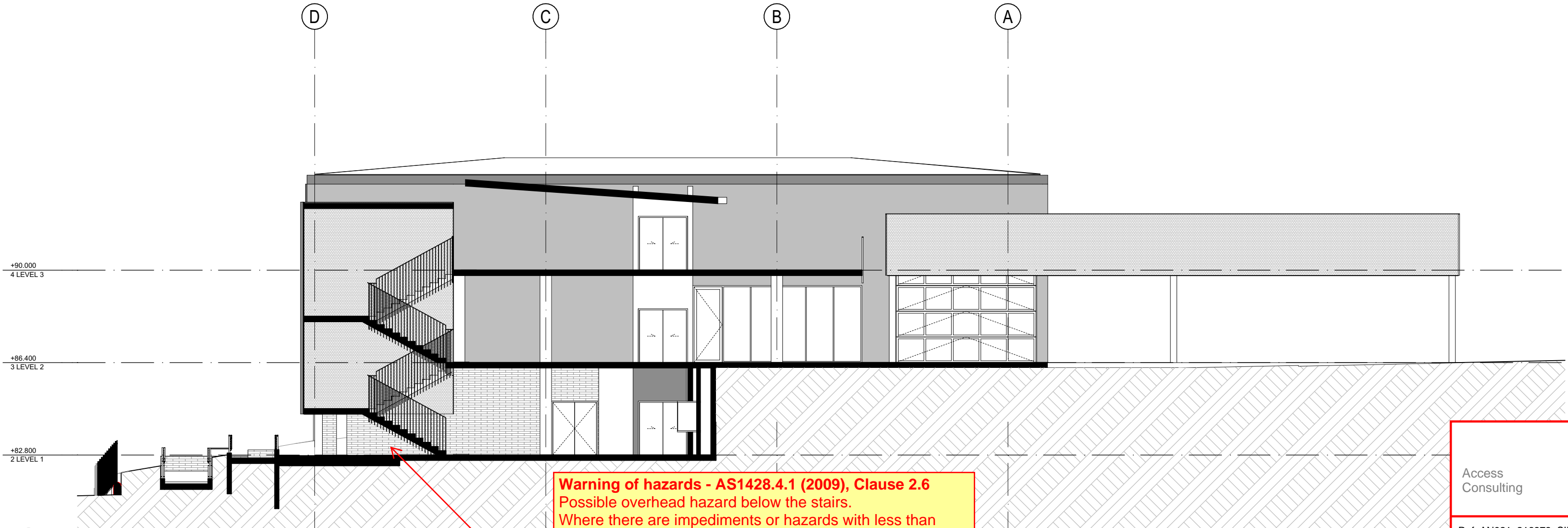
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1 ELEVATION
BUILDING J - WEST ELEVATION
SCALE: 1:100



2 ELEVATION
BUILDING J - EAST ELEVATION
SCALE: 1:100

Warning of hazards - AS1428.4.1 (2009), Clause 2.6
Possible overhead hazard below the stairs.
Where there are impediments or hazards with less than 2000mm height clearance in an accessible open public space with no clearly defined continuous accessible path of travel, contact with overhead hazard shall be prevented by a suitable barrier complying with AS/NZS 1428.4.1 (2009), Clause 2.6(a)(b) and Figure 2.6(A)(B).

ELEVATION LEGEND	
	PRECAST GRC PANEL
	PREFINISHED CFC CLADDING
	METAL FASCIA / GUTTER
	BRICKWORK
	METAL SCREENING
	METAL ROOF SHEETING

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DRAWING
BUILDING J - ELEVATION 03

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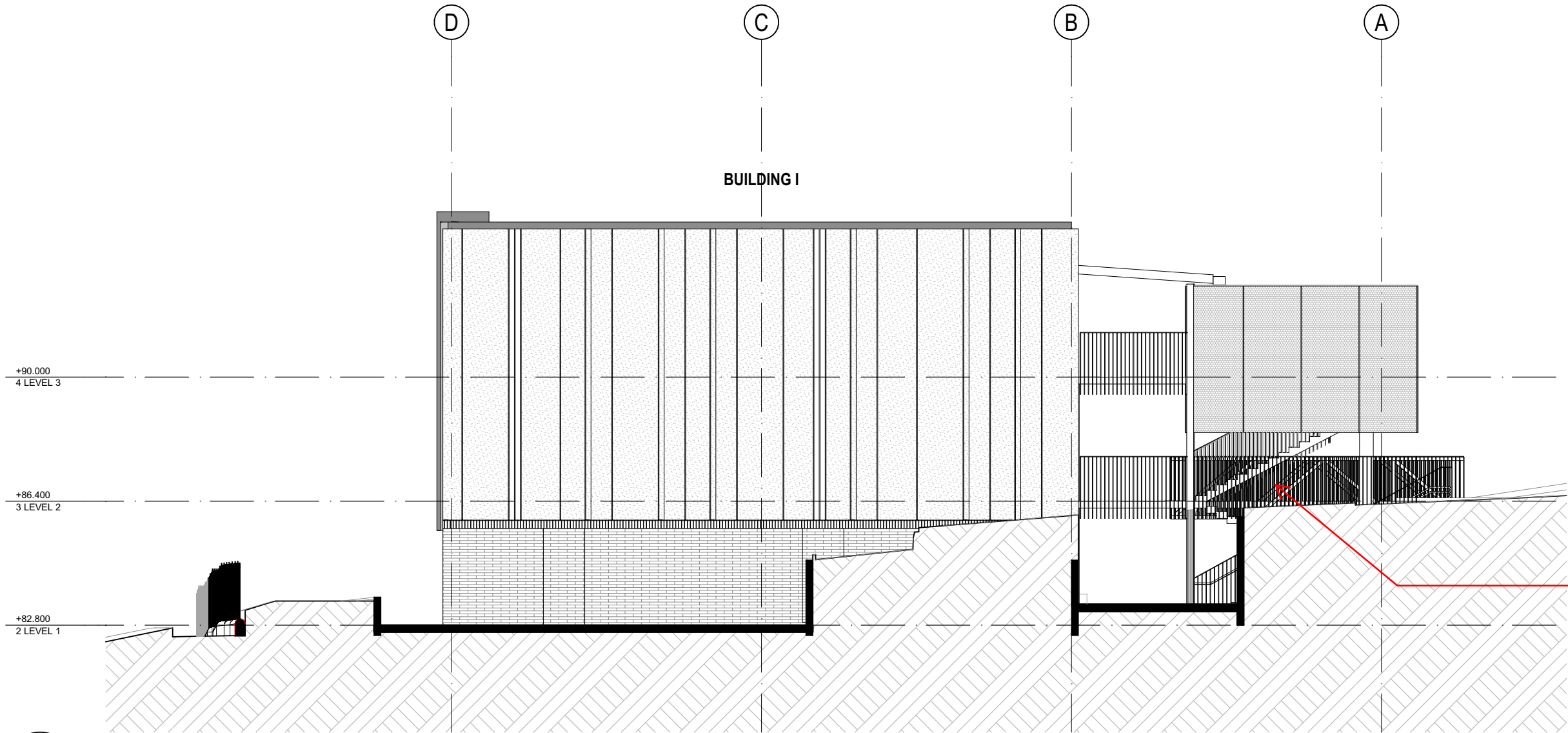
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1 ELEVATION
BUILDING I - EAST ELEVATION
SCALE: 1:100

Warning of hazards - AS1428.4.1 (2009), Clause 2.6
Possible overhead hazard below the stairs.
Where there are impediments or hazards with less than 2000mm height clearance in an accessible open public space with no clearly defined continuous accessible path of travel, contact with overhead hazard shall be prevented by a suitable barrier complying with AS/NZS 1428.4.1 (2009), Clause 2.6(a)(b) and Figure 2.6(A)(B).

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ELEVATION LEGEND	
	PRECAST GRC PANEL
	PREFINISHED CFC CLADDING
	METAL FASCIA / GUTTER
	BRICKWORK
	METAL SCREENING
	METAL ROOF SHEETING

REV.	DESCRIPTION	DATE	INIT.
A	CONSULTANT COORDINATION ISSUE	02/08/2021	BN
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G	Draft SSDA Set - SINSW Review	18/08/2021	BN

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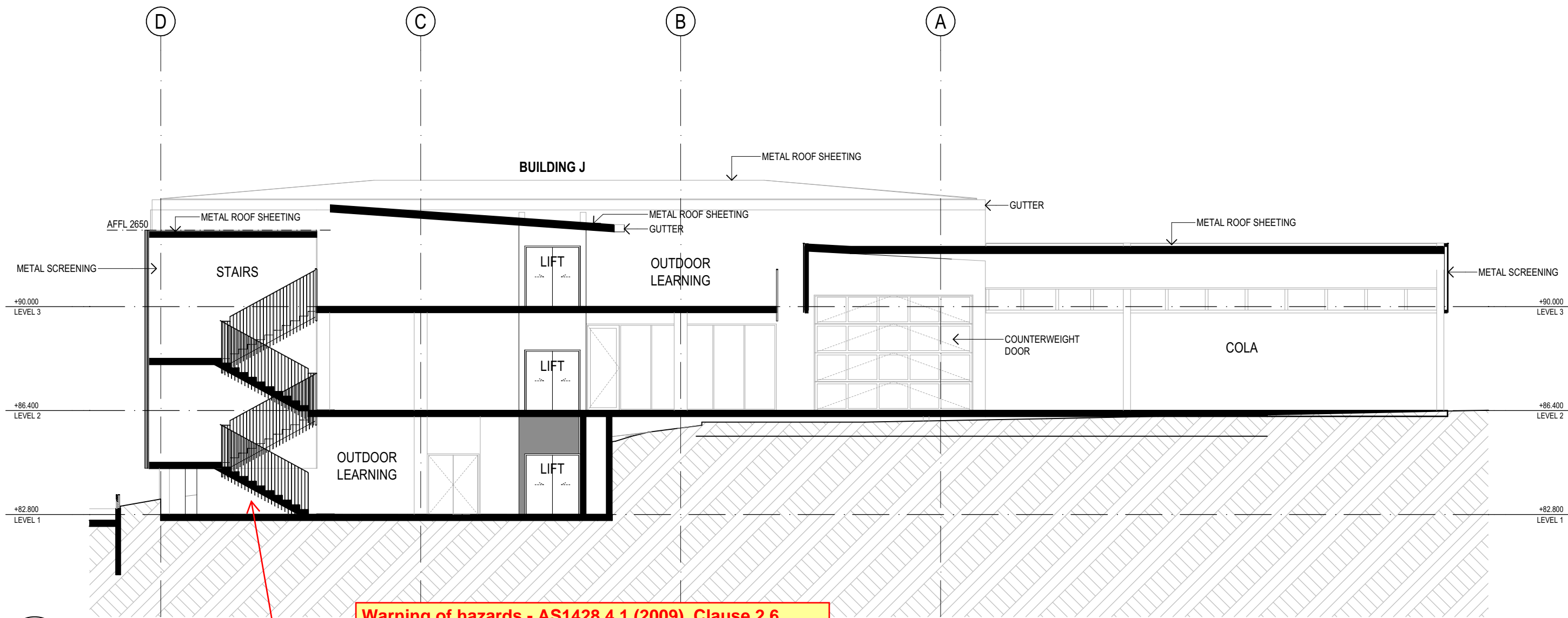
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PROJECT	NORTH SYDNEY PUBLIC SCHOOL
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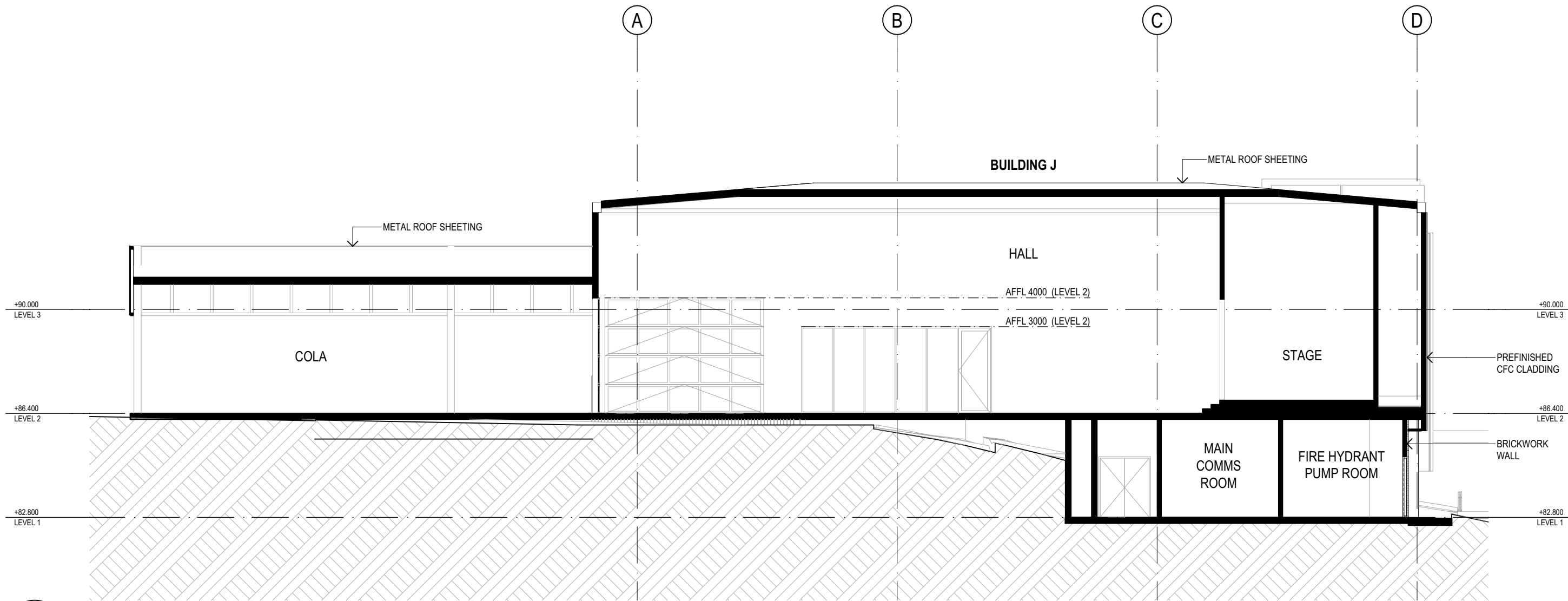
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SECTION LEGEND	
	DOOR LABEL
	WINDOW LABEL
	MATERIAL CODE (REFER TO MATERIAL LEGEND)
	WALL MATERIAL / FINISH LABEL
	FINISH CODE (REFER TO FINISHES LEGEND)



Warning of hazards - AS1428.4.1 (2009), Clause 2.6
Possible overhead hazard below the stairs.
Where there are impediments or hazards with less than 2000mm height clearance in an accessible open public space with no clearly defined continuous accessible path of travel, contact with overhead hazard shall be prevented by a suitable barrier complying with AS/NZS 1428.4.1 (2009), Clause 2.6(a)(b) and Figure 2.6(A)(B).

1 SECTION
BUILDING J - SECTION
SCALE: 1:100



2 SECTION
BUILDING J - SECTION
SCALE: 1:100

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B	Draft SSDA Set - SINSW Review	18/08/2021	BN

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BUILDING J - SECTION 03	7068WA01	JW	
DRAWING	DRAWING NUMBER	REVISION	
	SD-3103	B	

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APPENDIX B

Mandatory Access Compliance Requirements



ACCESSIBLE CARPARKING

Accessible carparking to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks. For a single space, a total width of 4800mm is required. The car space and the shared zone should be a minimum of 5400mm long.

Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2. The maximum allowable crossfall of an accessible carparking area is to be 1:40, (1:33 for outdoor spaces). This crossfall applies both parallel and perpendicular to the angle of parking.

For covered carparking, the clear height of the accessible carparking space to be 2500mm as illustrated in AS2890.6, Figure 2.7 and approach path is to have a minimum of 2200mm.

Designated accessible carparking is to be identified using the International Symbol for Access (ISA) and line marked as specified in AS2890.6.

EXTERNAL PATHWAYS AND WALKWAYS

The minimum unobstructed width of all pathways and walkways is to be 1000mm (AS1428.1 (2009), Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2 (1992).

All pathways and walkways are to be constructed with no lip or step at joints between abutting surfaces. A construction tolerance of 3mm is allowable, 5mm for bevelled edges -refer to Figure 6 of AS1428.1(2009).

The maximum allowable crossfall of pathways and walkways is to be 1:40. The surfaces of an accessible path of travel are to be slip-resistant.

The ground abutting the sides of the pathways and walkways should follow the grade of the pathway and extend horizontally for 600mm. This is not required where there is a kerb or handrail provided to the side of the pathway (refer to AS1428.1 (2009) Clause 10.2).

Maximum allowable gradient of the walkway is 1:20 and maximum length between landings to be 15m (for 1:20 gradient). Landings to be a minimum 1200mm in length (where there is no change in direction). For changes in direction of 180°, landings to be 1540mm in length – refer to AS1428.1 (2009), Clause 10.8.

KERB RAMPS

Kerb ramps to comply with AS1428 (2009) Amendment 1, Clause 10.7.

Maximum gradient of the kerb ramps to be 1:8 and maximum length to be 1520mm (providing a maximum height of 190mm).

Kerb ramps to have a non-slip surface as required by AS1428.

A tooled joint should be provided between parts of the kerb ramp to assist persons with a vision impairment with orientation.

STEP RAMPS

The configuration of the step ramps to comply with the requirements of AS1428.1, Clause 10.6. Maximum gradient of the step ramp is to be 1:10 and maximum length to be 1900mm (providing a maximum height of 190mm).

Provide landings at the top and bottom of the step ramp to comply with AS1428.1, Clause 10.8.2.



Step ramp to be enclosed on both sides (minimum height 450mm) or a kerb and handrail needs to be installed. Where a kerb is to be installed, the height of kerb rails is to be less than 65mm or greater than 150mm above the finished surface level of the ramp. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.

ACCESSIBLE RAMPS

Ramps are to comply with AS1428.1 (2009) Clause 10.3. Maximum allowable gradient of the ramp is 1:14, minimum clear width to be 1000mm and maximum length between landings to be 9m (for 1:14 gradient).

Accessible ramp are to have a maximum overall rise of 3.6m (BCA Part 3.11).

Externally, ramps are required to be set back a minimum 900mm from the property boundary (AS1428.1 (2009), Clause 10.3 (f)). This allows tactile indicators and handrail extensions to occur within the boundary and not protrude into the footpath area.

Internally, ramps are required to be set back a minimum 600mm from an internal corridor (AS1428.1 (2009), Clause 10.3 (f)). This allows tactile indicators and handrail extensions to be provided and not protrude into the corridor area.

Provide handrails, with extensions, to both sides of the ramp to comply with AS1428.1 (2009), Clause 12. Handrails are to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails are required on both sides of the ramp to cater for left and right handed disabilities.

Where a ramp is not enclosed, provide kerb rails in accordance with AS1428.1 (2009). The height of kerb rails is to be less than 65mm or greater than 150mm above the finished surface level. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.

Provide tactile indicators at the top and bottom of the ramps to comply with BCA Part D3.8 and AS1428.4.1 (2009). Tactile indicators are to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour. Tactile indicators at the top and bottom of the ramps to be 600-800mm deep across the width of the ramp and set back 300mm from the edge of the ramp (refer AS1428.4 (2009), Figure A1).

Tactile indicators will be required at a mid-landing where the ramp is not continuous. Where the handrail is continuous along both sides of the mid-landing, tactile indicators are not required.

PEDESTRIAN CROSSINGS

Where kerb ramps are to be provided at pedestrian crossings to provide an accessible path of travel for persons with a disability they are to comply with AS1428.1 (2009), Clause 10.7.

Where a pedestrian crossing is at the same level as the roadway, provide tactile indicators to both sides of the roadway to alert persons with a vision impairment of the hazard. Tactile indicators are to be 600-800mm deep across the width pedestrian crossing. Tactile indicators are to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

THRESHOLD RAMPS

Threshold ramps are to comply with AS1428.1 (2009), Clause 10.5.

Threshold ramps are to have a maximum rise of 35mm, maximum length of 280mm and maximum gradient of 1:8.

Threshold ramps to be located within 20mm of the door leaf that it services.



BUILDING ENTRANCES

Entrances are to comply with AS1428.1 (2009), Clause 13 as part of the accessible path of travel.

Doors are to have a minimum clear opening width of 850mm to comply AS1428.1 (2009), Clause 13.2.

Door thresholds are to be level to provide seamless entry to the building. The maximum allowable construction tolerance is 3mm for compliance with AS1428.1 (2009), 5mm where bevelled edges are provided between surfaces – refer to Figure 6.

Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1 (2009), Clause 13.5)

For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid pattern to AS1428.1 (2009) Clause 6.6.

TACTILE INDICATORS WHERE AN ACCESSWAY MEETS A ROADWAY

BCA Clause 3.8 (a) (v) states that for a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching – in the absence of a suitable barrier – 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, except for areas exempted by D3.4.

Tactile indicators are to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators are to be 600-800mm deep across the width of the path of travel.

DOORWAYS

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

All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1 (2009), Figure 31. Circulation areas are to have a maximum crossfall of 1:40.

Doorways to have minimum 30% luminance contrast as described in AS1428.1 (2009), Clause 13.1.

Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1 (2009), Clause 13.5) and allows for single handed operation.

AUTO DOOR CONTROLS

Manual controls to power operated doors shall be located no closer than 500mm from an internal corner and between 1,000 to 2,000mm from the hinge leaf of the door.

Grasped or turned controls shall be located between 900mm to 1,100mm above finished floor level.

Push controls shall be located between 900mm to 1,200mm above finished floor level.

Touch controls shall be located between 900mm to 1,250mm above finished floor level.



SWITCHES AND GPO's

All switches and controls (other than GPO's) shall be located between 900mm to 1,100mm above finished floor and no closer than 500mm from an internal corner.

All switches and GPO's in an Accessible Sole-Occupancy Unit (SOU) and an Accessible Sanitary Facility shall be 30mm x 30mm rocker action and toggle type switches. (i.e. Clipsal 2000 series or similar).

TACTILE INDICATORS

Installation of tactile indicators is to be in accordance with AS1428.4.1 (2009).

Tactile indicators are to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators are to be 600-800mm deep across the width of the path of travel.

VISUAL INDICATION TO GLAZING

Provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid pattern to AS1428.1 Clause 6.6.

SIGNAGE

The BCA has requirements for Braille and tactile signage within Specification D3.6. This provides information for the provision of statutory signage

Braille and tactile signage is required to be provided throughout any building required to be made accessible in accordance with BCA specification D3.6 and AS1428.1 (2009) and must identify:

- Each sanitary facility
- Any space with a hearing augmentation system
- Accessible unisex facilities and indicate whether the facility is suitable for left or right handed use
- Ambulant accessible sanitary facilities on the door of the cubicle
- Where an entrance is not accessible, directional signage to identify nearest accessible entrance
- Where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility.
- Each door required by Part E4.5 to be provided with an exit sign and state "Exit" and "Level" followed by either the floor level number, the floor descriptor or combination of these.

In addition, AS1428.2 (1992) contains additional information as to the form of signage.

Signage should be easily comprehended by all building users. In this regard, the use of pictograms is highly recommended. The message that the sign conveys should be unambiguous.

Placement of signage should be considered at the following locations:

- Where it is clearly visible to people in both a standing and seated position.
- At changes in direction.
- At locations where directional decisions are made.
- As required to amenities and exits



HEARING AUGMENTATION

A hearing augmentation system must be provided where an inbuilt amplification system is provided, other than one used for emergency purposes only as required by BCA Part D3.7.

Further, for buildings that are required to be accessible, the BCA (Part D3.7) requires hearing augmentation systems at service counters **where the user is screened from the service provider.**

While it is not referenced by the BCA, AS1428.5 (2010): Communication for people who are deaf or hearing impaired contains information regarding assisted listening systems and can be used to ensure equitable facilities are provided for this user group.

The standard provides information relating to design solutions and equipment for the following:

- Assisted listening systems.
- Early warning systems
- Visual display systems for intercommunication, public announcements and the like
- Telephone services and telecommunications available to the public.

PASSENGER LIFTS

Every passenger lift in an accessible building must be suitable for use by people with a disability and offer compliance with AS1725.12. Typically, the following is required to be provided:

Lift dimensions

- Lift floor dimensions of not less than 1100mm X 1400mm for lifts which travel not more than 12m.
- Lift floor dimensions of not less than 1400mm X 1600mm for lifts which travel more than 12m.
- Provision for a stretcher facility within at least one emergency lift required by E3.4, or where an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12m, in at least one of those lifts to serve every floor served by lifts.

Lift Features

- Handrail complying with the provisions for a mandatory handrail in AS1735.12.
- Minimum clear door opening complying with AS1735.12.
- Passenger protection system complying with AS1735.12.
- Lift landing doors at the upper landing.
- Lift car and landing control buttons complying with AS1735.12.
- Lighting in accordance with AS1735.12.
- Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.

All passenger lifts serving more than 2 levels must possess:

- Automatic audible information within the lift car to identify the level each time the car stops.
- Audible and visual indications at each lift landing to indicate the arrival of the lift car.
- Audible information and audible indication must be provided in a range between 20-80dB(A) at a maximum frequency of 1500Hz.

STAIRS

Stair construction is to comply with AS1428.1 (2009) Clause 11.1.

Stairs are to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open risers.



Where the stair intersects with an internal corridor, the stair shall be set back in accordance with AS1429.1 (2009) Figure 26C/D to allow adequate space for handrail extensions and tactile indicators.

Provide handrails, with extensions, to both sides of the stair (AS1428.1 (2009), Clause 11.2). Handrails are to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails should be continuous around the landings where possible. Handrails are required on both sides of the stair to cater for left and right handed disabilities. A central handrail is also an acceptable solution where adequate width is available.

Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.

Stair nosings shall not project beyond the face of the riser.

Provide tactile indicators at the top and bottom of the stair to comply with BCA Part D3.8 and AS1428.4.1 (2009).

Tactile indicators are to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators at the top and bottom of the stair to be 600-800mm deep across the width of the stair set back 300mm from the edge of the stair.

FIRE ISOLATED STAIRS

Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser. Stair nosings shall not project beyond the face of the riser.

UNISEX ACCESSIBLE SANITARY FACILITIES

Shelf or benchtop – BCA F2.4 (d). AS1428.1-2009 A shelf to be 120mm to 150mm deep and 300mm to 400mm wide at a height of 900mm to 1,000mm above FFL, and for a benchtop an area 120mm by 300mm min.

Set-out of fixtures and fittings within the accessible sanitary facilities to offer compliance with AS 1428.1 (2009) Clause 15 as follows.

Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm.

A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see AS 1428.1-2009, figure 43).

For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.

Grabrails are to be provided at the side and rear of the toilet in compliance with AS1428.1-2009 at a height of 800mm.

Taps are to have lever handles, sensor plates or similar controls. For lever taps a minimum of 50mm clearance to be provided to adjacent surfaces.

Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They should be load rated to 150kg, have a minimum 30% luminance contrast to the background colour (e.g. pan, wall or floor) and remain in the upright position when fully raised.



Provide a backrest to accessible toilets to comply with AS1428.1, Clause 15.2.4.

Accessible toilet to be identified using the International Symbol for Access. Pictograms / lettering to have a minimum 30% luminance contrast to the background colour. Signage is to comply with AS1428.1, Clause 8 and include information in tactile and Braille formats (as required by the BCA).

Doorways are to have a minimum clear opening width of 850mm to comply AS1428.1 (2009), Clause 13.2 as part of the accessible path of travel. Adequate circulation area at the latch side of the doorway is required to allow independent access to the facility – for details refer to AS1428.1, Figure 31.

Door hardware are to be located within the accessible height range of 900-1100mm above the finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

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

UNISEX ACCESSIBLE SHOWERS

Showers are to comply with AS 1428.1, Clause 15.5 and include accessible features such as grabrails, adjustable height shower rose and fixtures within an accessible height range. The minimum dimensions of an accessible shower are to be 1160 x 1000mm. A folding seat, at a height of 470mm is to be provided. All taps to be located within the height range of 900-1100mm above the finished floor level.

Circulation space in front of the shower is to be provided as illustrated in AS1428.1-2009, Figure 47.

PEOPLE WITH AMBULANT DISABILITIES CUBICLES (PAD)

PAD cubicles within male and female toilets to be in compliance with AS1428.1-2009, Clause 16.

Width of PAD cubicles is to be 900-920mm. (Note finished clear dimensions)

Provide grabrails to PAD cubicles to comply with AS1428.1-2009, Clause 17 and Figure 53A.

Doors are to have a minimum opening width of 700mm and comply with AS1428.1-2009, Figure 53B.

Provide signage to the PAD cubicles to comply with AS1428.1-2009, Clause 16.4.

Provide 900x900 circulation space in front of pan and each side of doors on path to the toilet. Door are not to swing into circulation spaces.



APPENDIX C

Design Statement Pedestrian Entrance

North Sydney Public School

Bay Road, Waverton NSW 2060

Prepared for: Department of Education
Prepared by: Doug Melloh
Reference: AN021-216878 SINSW NSPS Access Statement 210818.docx
Date of Issue: 18 August 2021

Design Statement - Accessibility

This Access Statement is issued by Philip Chun Access in support of the proposed new pedestrian entrance along Bay Road into the school campus.

The proposed accessible entrance from Bay Rd, to be formed through the existing heritage fence, and this location is supported as this is the primary vehicular drop off and collection area servicing the school. This location is adjacent with the proposed new private kiss and drop area and is adjacent to the existing bus stop facilities serving the school. This entrance location has also been identified as the most suitable public entry point into the school by the architects.

There is an existing entrance gate along Bay Rd however it is not currently an accessible entrance as it is via a small gate and up a series of old stone stairs. The gate, stairs and handrails are not compliant with current BCA and AS1428.1-2009 requirements for a Class 9b school.

The proposed accessible entrance through the existing heritage fence is required as without this new entry, equitable and dignified access would not be provided to a person with a disability arriving by private vehicle or via public transport to this side of the school.

The location of the proposed new entrance through the heritage fence along Bay Rd is also supported due to the access grades of the existing footpath along the road and the travel distances a person with a disability would be required to traverse to enter the school via an alternate entrance.

The proposed new entrance along Bay Rd is required to be an accessible entrance under the Premises Standards 2010 (PS-2010) as:

- The first guiding principle of the PS is to remove potential discrimination against a person entering (services) the school, from this main arrivals and departure area, and
- The PS requires the same rights of access to the school as provided to the rest of the school community, and
- The PS Access Code requirements are identical to those requirements found within the current BCA (NCC), and
- The PS is Federal access legislation contained within the Disability Discrimination Act 1992 and it is unlawful to contravene the Standards.

The proposed new accessible entrance into the school, along Bay Rd, is legally required obligation to address the mandatory accessibility requirements of equitable and dignified access for all, into and within the school. It is recommended that consultation with the Heritage Consultant be undertaken to confirm how this required accessible entrance can be accommodated through this heritage feature in a well-designed and sensitive way.



SIGNED for and on behalf of the Consultant:

18 August 2021

Signature of Officer

Doug Melloh

Team Leader

Senior Access Consultant

ACAA Accredited Member 217

Philip Chun Access

Entry Location Plan

