



ACCESS DESIGN COMPLIANCE REPORT

Jindabyne Education Campus
207 Barry Way, Jindabyne

Prepared for: NSW Government Education | Issue date: 20 December
2021

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03	Revised SD Review	20 December 2021		
			Annika Green	Joel Lewis
				BDC 2335

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01	Draft for Comment	30 June 2021	Reeshika Vallabh
02	Preliminary Design Review	11 August 2021	Matt Marks
03	Revised SD Review	20 December 2021	Annika Green

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1 Executive Summary

We have reviewed the concept design documents prepared by DJRD Architects (refer Appendix A) with consideration to all aspects of accessibility to the site and throughout the development and with reference to the Building Code of Australia (BCA) 2019 amendment 1, herein after referred to as the BCA, Disability (Access to premises-Buildings) Standards 2010, relevant Australian Standards as they relate to access to premises and the spirit and intent of the Disability Discrimination Act 1992 (Cth) (DDA).

The recommendations in this report are to be developed with the ongoing design development and should be audited and confirmed prior to Crown Certificate stage. As the design progresses, further review of documentation shall be undertaken to ensure that compliance with the accessibility provisions of the BCA and relevant standards are achieved.

This report does not cover any part of the NSW Education Facilities Standards and Guidelines – EFSG. This is a separate assessment, that can be conducted by Code Consulting.

Assessed By



Joel Lewis
Director

2 Introduction

This Access Report by Modern Building Certifiers (MBC Group) accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in support of an application for a State Significant Development (SSD No 15788005). The SSDA is for a new education campus at Jindabyne, comprising of a new primary and high school, located at the Jindabyne Sport and Recreation Centre (JSRC).

Modern Building Consultants (MBC) Ltd have been engaged Colliers Project Management to conduct this Accessibility Assessment Report based on the architectural documentation as listed below –

Drawing No.	Title	Date	Drawn By	Revision
0201	LOWER GROUND FLOOR PLAN	28.06.21	Djrd	G
0202	GROUND FLOOR PLAN	28.06.21	Djrd	F
0203	FIRST FLOOR PLAN	16.06.21	Djrd	E
0204	ROOF PLAN	16.06.21	Djrd	E
0301	ELEVATIONS	26.05.21	Djrd	B
0302	SECTIONS	28.06.21	Djrd	C
SSDA_01 01	SITE PLAN	04.11.21	Djrd	L

2.1 Purpose

The purpose of this report is to assess the current architectural design documentation at sketch design stage with respect to the accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2019 Amendment 1 (hereinafter referred to as the BCA), as are principally contained within Parts D3, Clause E3.6, Clause F2.4, and Clause F2.9 and other relevant Australian Standards. Disability (Access to premises- Buildings) 2010 Standards of the BCA and the Australian Standards prescribes the minimum requirement for access to a building. The report is therefore to assess the current design proposal against the above provisions and to outline those areas, if any, where:-

- compliance is not achieved,
- areas may warrant redesign to achieve compliance.

2.2 Methodology

The methodology applied in undertaking this assessment has included:-

- A review of architectural plans, as listed above,
- BCA assessment of Parts D3, Clause E3.6, Clause F2.4, and Clause F2.9
- Relevant standards,
 - Disability Discrimination Act
 - Disability (Access to Premises- Buildings) Standards 2010

- AS 1428.1 (2009) Part 1 General requirements for access – New building work
- AS 1428.2 (1992) Enhanced and additional requirements – Part 2 Buildings and facilities
- AS1428.4: (2009) Part 4.1 – Means to assist the orientation of people with vision impairment – TGSi
- AS 1735.12 (1999) Lifts, escalators and moving walks
- AS/NZS 2890.6 (2009) Off- street parking for people with disabilities

A wide range of physical issues impact on both the provision of access for people with disabilities. A responsive design, incorporating a continuous accessible path of travel, need to be equitable and therefore inclusive of the needs of all the community.

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

2.3 Limitations

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like.

This assessment does not contain comments regarding detailed design issues such as (but not limited to): luminance contrast, slip resistance, handrail design, door schedules and door hardware specifications, hearing augmentation systems, location of fittings within sanitary compartments and lift specifications. This assessment will be done at Crown Certificate stage.

This report does not include, or imply compliance with:-

- Work Healthy & Safety Act 2011 and Regulations;
- Work Cover Authority requirements;
- Structural and Services Design Documentation;
- Any parts of the BCA or any standards other than those directly referenced in this report.

2.4 Current Legislation

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

Applicable Building Code of Australia (BCA)

The proposed development will be subject to compliance with the relevant requirements of the BCA 2019 Amendment 1 as in force at the time that the application for the SSDA is made.

Please Note: An out of Cycle BCA may impact this project. BCA 2022 is due to be released and enforced as of the 1st September 2022.

In this regard it is assumed that the Crown Approval application will be made prior to the 1st September 2022, as such this report is based upon the Deemed-to-Satisfy provisions of [BCA 2019 amendment 1](#).

Should the application for Crown Approval be made after 1st September 2022, this report will be required to be updated to reflect any changes made and now required by the BCA.

Disability Discrimination Act 1992 (Cth) (DDA)

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The act 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.

Disability (Access to Premises- Buildings) Standards 2010 – General

Part 1, Clause 1.3 Objects

a) “to ensure that dignified, equitable, cost effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided with a disability; and
b) to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.”

In contrast to building regulations, the DDA is not prescriptive. The implementation of the Premises Standards in 2010, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of parkland, playgrounds, transport vehicles, interior fit-out of buildings, and

fixtures and fittings. As such, there are features which fall beyond the scope of the standards which may be subject to the general complaint's provisions of the DDA.

3 Building Characteristics

3.1 Proposed Development

The proposed development is for the construction of the Jindabyne Education Campus comprising a new primary school and a new high school at Jindabyne (the proposal). The proposal is located within the JSRC located at 207 Barry Way (the site) and will accommodate approximately 925 students with the capacity for expansion in the future.

The new primary school will be located generally in the northern portion of the site whilst the new high school will be to the south of the site. While the schools are inherently separate identities, with separate student entries, opportunities for integration are provided in a central shared plaza with co-located school administration facilities, as identified in Figure 1 below. This outdoor learning space is activated by the school canteen (shared) and separate core facilities including the primary school hall and library, and the high school gym and library, and provides opportunities for shared community use.

The new primary school will provide for a Core 21 school. This will comprise of 20 home base units and 2 support learning units, administration and staff facilities, covered outdoor learning area (COLA), hall, staff and student amenities, out of school care facilities, library and special programs. Landscaped areas include active and passive open space play areas, and a games court.

The new high school will provide for a stream 2 high school. This is to comprise of 20 general/specialised learning spaces and support learning units, administration and staff facilities, covered outdoor learning area (COLA), hall, staff and student amenities, library, an agricultural learning unit. Landscaped areas include active and passive open space play areas, a sports field and multipurpose games courts.

A new access driveway is proposed off Barry way Road along the western boundary of the site and includes car parking, bus and private vehicle drop-off zones, and delivery zones.



Figure 1 – Proposed Site Plan Source: DJRD

3.2 Site Description

The site of the proposed new education campus at Jindabyne is located within the western extent of the existing JSRC at 207 Barry Way (101 DP1019527). The site is located within the Snowy Monaro Regional Council local government area and is approximately 2.2km south of the Jindabyne town Centre. A site aerial is provided in Figure 1.

The site is approximately 9ha in size, containing a former golf course and three existing workers cottages which were occupied during the construction of the Snowy Hydro Scheme. The majority of the site is undeveloped and contains maintained grasslands and scattered trees. Much of the surrounding land comprises remnant grassland, woodland and agricultural land.

As identified above, the site is within the existing JSRC which is a high performance and community sport centre located directly east of the site. The JSRC has a range of sporting facilities including a synthetic running track, cycling track, netball and tennis courts, fitness and indoor sports centres, and sporting ovals, as well as other services and accommodation facilities. The newly constructed BMX track is located directly east of the site with the new ski jump currently under construction to the northeast.

TAFE NSW have recently lodged a development application for a Connected Learning Centre (CLC) and Mobile Training Unit (MTU) which is proposed to the south of the site. The CLC and MTU will utilise interactive, digitally enabled, flexible, and multipurposed learning environments to provide high-quality training and learning experiences accommodating a maximum of 20-25 students and 3 teachers.

The surrounding locality is generally rural in character with other land uses also including the Jindabyne Aero Club located to the west of the site on Tinworth Drive, an industrial area to the southwest and the Jindabyne Community recycling centre is located east of the JSRC.



Figure 1: Site aerial - new education campus within the Jindabyne Sport and Recreation Centre. Source: DJRD

3.3 BCA Assessment Data

In the context of this report and the BCA the building use can be classified as follows;

Classification	Description
Class 5	An office building or part
Class 9b	An assembly building
Class 7b	Storage
Class 6	Retail (Canteen)

3.4 Exceptions and Concessions

The following rooms / areas and associated accessways have been afforded the concession under D3.4 and access for people with disabilities need not be provided to these areas-

- Plant and equipment rooms;
- Fire control room;
- Services meters;
- Small Store rooms

4 Accessibility Assessment & Recommendations

The following table 3.1 details the accessibility compliance of the proposed development. The assessment is limited to the significant issues ascertainable from the current level of design detail. Further detailed assessment will be required at the Detailed Design Stage to demonstrate full compliance with the relevant access provisions. This table shall be read in conjunction with the marked plans Appendix A, attached to this report.

Table 3.1 – Premises Standards 2010 and BCA Accessibility Compliance

DDA Requirement / Recommendation		Compliance Comment
Premises Standards 2010 - Part 2		
Access for People with Disabilities		For Information only
<p>Commonwealth Disability (Access to Premises- Buildings) Standards 2010</p> <p>Clause 2.1 (a) and (b) of the Access to Premises Standard states that the following must comply with the Access Standards:</p> <ul style="list-style-type: none"> Any new building (an application after 1 May 2011) Any new part (new works) and Any affected part of an (existing) building. 		<p>The development consists of new buildings therefore the new works will meet the premises standards requirements.</p>
BCA Part D3 – Access for People with a Disability		
1.	<p>General Building Access Requirements – BCA Clause D3.1</p> <p>Buildings and parts of buildings must be accessible:</p>	Capable of Compliance
1a.	<p>Class 5 (Office), Class 6 Retail (Canteen) and Class 7b (Storage)</p> <p>Access is required to and within all areas normally used by the occupants</p>	
1b.	<p>Class 9b (Schools and early childhood centres)</p> <p>(assembly building – in primary/secondary school)</p> <ul style="list-style-type: none"> Access is required to be provided to and within all areas normally used by the occupants, including to wheelchair seating spaces provided in accordance with Clause D3.9. Access is not required to be provided to tiers/platforms of 	

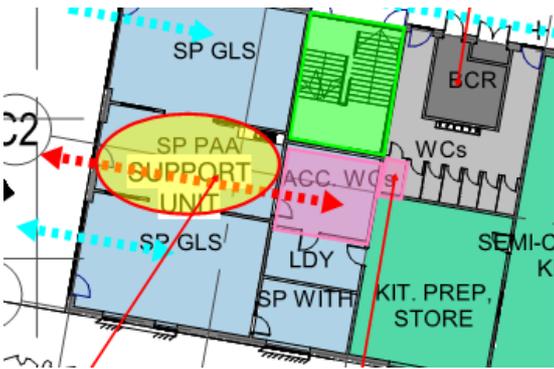
	DDA Requirement / Recommendation	Compliance Comment
	<p>seating areas that do not contain wheelchair seating spaces.</p>	
2.	<p>Access to Buildings – BCA D3.2 (Approach from the main points of a pedestrian entry at the allotment boundary)</p> <p>(Approach from another accessible building connected by a pedestrian link)</p> <p>(Approach from accessible carparking space on the allotment)</p> <p>a. An accessible path of travel must be provided to the building/s</p> <ul style="list-style-type: none"> • From the main points of pedestrian entry at the allotment boundary. • From another accessible building connected by a pedestrian link. • From any required accessible carparking space on the allotment. <p>b. In a building required to be accessible, an accessway must be provided to the principal pedestrian entrance</p> <ul style="list-style-type: none"> • Not less than 50% of all pedestrian entrances. • In a building with a floor area more than 500m², a pedestrian entrance which is not accessible must be located not more than 50m from an accessible entrance. <p>a. Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850mm in accordance with AS1428.1.</p>	<p>Capable of Compliance</p> <p>Pedestrian accessible paths of travel from the allotment boundary is achieved. There are no entrances on the eastern boundary fence.</p> <p>The buildings are connected by a pedestrian link.</p> <p>Ensure that there is an accessible path of travel to the main play areas and fields.</p>

Parts of the Building Required to Be Accessible

DDA Requirement / Recommendation	Compliance Comment
<p>3. Parts of the Building Required to be Accessible – BCA D3.3</p> <p>a. Accessible paths of travel (pathways, ramps and lifts) are required;</p> <ul style="list-style-type: none"> • to and within all areas ordinarily used by the occupants. • from any accessible carparking spaces to the lifts. • from any storage facility allocated to an accessible/adaptable unit to the lifts. <p>b. Accessways must have –</p> <ul style="list-style-type: none"> • Passing spaces as per AS1428.1(2009) 	<p>Capable of Compliance</p> <p>All ramps shall be provided with the following</p> <ul style="list-style-type: none"> • Landings at the top and bottom of every ramp and at intervals specified by AS1428.1-2009 • Tactiles at the top and bottom of every ramp • Handrails with kerbs or kerbrails. Handrails shall be provided with the correct handrail extensions and terminations as specified by AS1428.1-2009 <p>All stairs shall comply with the following</p> <ul style="list-style-type: none"> • Tactiles at the top and bottom of every ramp • Handrails with kerbs or kerbrails. Handrails shall be provided with the correct handrail extensions and terminations as specified by AS1428.1-2009 • Nosings along each tread
Exemptions	
<p>4. Exempted areas – BCA D3.4</p> <p>The following areas are not required to be accessible</p> <p>a. An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>b. An area that would pose a health or safety risk for people with a disability.</p> <p>c. Any path of travel providing access only to an area exempted by a. or b.</p>	<p>For Information</p> <p>The following areas are exempted under D3.4 of the BCA;</p> <ul style="list-style-type: none"> • Loading dock • Cleaners store room • Fire Control rooms • Data rooms • Plant rooms • Commercial kitchen
Carparking Spaces for People with a Disabilities	
<p>5. Accessible Carparking – BCA D3.5</p> <p>In accordance with BCA Clause D3.5, accessible carparking spaces complying with the following is required to be provided. Class 5 and 9b– 1 space for every 100 carparking spaces</p>	<p>Capable of Compliance</p> <p>A total of 58 (fifty-eight) car parking spaces have been provided on the site, 02 (two) have been designated as accessible parking spaces, therefore meeting the requirements of Clause D3.5 of the BCA in regards the minimum number of accessible parking spaces required</p>

DDA Requirement / Recommendation		Compliance Comment
		<p>in a car parking area associated with a Class 5 and 9b building.</p> <p>Note that the accessible car parking bays shall be designed and located as close to the accessible path of travel to the principal pedestrian entry doors.</p>
Signage		
6.	<p>Braille & Tactile Signage – BCA D3.6</p> <p>Accessible buildings must have signage in accordance with Specification D3.6 and AS1428.1</p> <p>The detailed requirements for Braille & Tactile signage is contained within BCA Specification D3.6</p>	<p>To be developed at Design Development Stage – Signage schedule to be provided for further assessment</p> <p>Note: directional signage shall be considered at a later stage. This is particular to the lift that take you to the lower level of the site from ground floor.</p>
Hearing Augmentation		
7.	<p>Hearing Augmentation – BCA D3.7</p> <p>a. A hearing augmentation system must be provided where an inbuilt amplification system, other than one used for emergency warning is installed</p>	<p>To be developed and assessed at Design Development Stage – Hearing Augmentation shall be located in areas where there is an inbuilt amplification system within a room. Hearing augmentation must be considered in all classrooms/ teaching spaces if screens are being used. MBC can assist with meeting these requirements.</p>
Tactile Indicators		
8.	<p>Tactile Indicators – BCA D3.8</p> <p>a. For a building required to be accessible, tactile indicators must be installed to warn people who are blind or who have vision impairment that they are approaching</p> <p>Tactile indicators shall be installed to comply with AS1428.4.1 and achieve the following minimum luminance contrast against the adjacent path of travel.</p>	<p>To be developed and assessed at Design Development Stage</p> <p>Tactile indicators shall be placed at all stairs and on ramps of 1:14 gradient or steeper.</p>
Swimming Pools		
9.	<p>Swimming Pool – BCA 3.10</p> <ul style="list-style-type: none"> Not less than 1 means of accessible water entry/exit must be provided for each pool 	N/A

DDA Requirement / Recommendation		Compliance Comment
	<ul style="list-style-type: none"> Where a perimeter of more than 70m 	
Ramps		
10.	<p>Ramps – BCA 3.11</p> <p>On an accessway-</p> <ul style="list-style-type: none"> A series of connected ramps must not have a combined vertical rise of more than 3.6m A landing for a step ramp must not overlap a landing for another step ramp or ramp 	<p>Capable of Compliance</p> <p>Note: 1:20 ramps shall not have a distance longer than 15m without a landing.</p>
Visual Indicators on Glazing		
11.	<p>Glazing on Accessways - BCA D3.12</p> <ul style="list-style-type: none"> Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line, in accordance with AS1428.1(2009) 	<p>To be developed and assessed at Design Development Stage- Door Schedule shall be assessed at a later stage</p>
Lifts		
12. a	<p>Lifts – BCA Part E3.6 & AS1735.12</p> <p>New lifts required to be accessible must comply with BCA E3.6 and relevant parts of AS1735.12.</p> <ul style="list-style-type: none"> Stairway platform lifts cannot be used to serve a space in a building accommodating more than 100 persons or high traffic areas such as shopping centres or the like. Have minimum dimensions of; <ul style="list-style-type: none"> Low Rise Platform Lifts – 1100mm by 1400mm 	<p>More information required</p> <p>The lift specification shall be assessed at a later stage. The lift consultant shall sign off on the installation and meeting all requirements of AS1735.12(1999).</p>

DDA Requirement / Recommendation		Compliance Comment
	<ul style="list-style-type: none"> ○ Stairway Platform Lifts – 810mm by 1200mm ○ Passenger lifts which travel <12m – 1100mm by 1400mm Passenger lifts which travel >12m – 1400mm by 1600mm 	
12. b	<p>Lifts Landings – BCA Part E3 & AS1735.12</p> <ul style="list-style-type: none"> • Lift landings must have minimum dimensions of 2070mm x 1540mm to allow a 180 degree turn for wheelchairs. • Stairway platform lift are to comply with the manufacturers specifications and allow sufficient space for a wheelchair to enter and exit the lift. 	Capable of Compliance
Toilets & Facilities		
13. a	<p>Accessible Sanitary Facilities – BCA F2.4</p> <p>In a building required to be accessible:</p> <ol style="list-style-type: none"> Accessible unisex sanitary compartments must be provided at every storey containing sanitary compartments per Table F2.4 An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1 An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex Left and right handed mirror image facilities to be even where 2 or more accessible unisex facilities provided 	<p>Capable of Compliance Clarification required-</p> <p>An accessible sanitary facility may not be located in another room where you would need to enter the room to access the facility. However, this sanitary facility may be linked to the special needs requirement of the EFGS. Further assessment is required here.</p> 

DDA Requirement / Recommendation		Compliance Comment
	<p>h. Where male and female facilities are separate, a unisex facility is only required at one location</p> <p>i. Accessible unisex sanitary compartment or shower need not be provided on a storey that is not required to be provided with a lift or ramp access</p> <p>j. The distance between successive doorways in a vestibule on serving an area require to be accessible is to be 1450mm</p> <p>k. Accessible facilities must meet the requirements of Section 15 of AS1428.1-2009</p>	
13. b	<p>Ambulant Sanitary Facilities – BCA F2.4(c)</p> <p>c. At each bank of toilets where there is one or more toilets, in addition to an accessible unisex sanitary compartment provided at that bank, a sanitary compartment suitable for a person with an ambulant disability must also be provided for use by males and females.</p> <ul style="list-style-type: none"> The ambulant facilities must comply with the requirements of Section 16 of AS1428.1-2009 which in summary requires 	<p>Capable of Compliance</p> <p>Every bank of toilets, male and female, shall have an ambulant toilet.</p> <p>If All Gender toilets are being considered, a separate male and female toilet ambulant facility is still required at every bank.</p>
13. c	<p>Part F2.9 – Accessible Adult Change Facilities</p> <p>Where proposed, an accessible adult change facility shall comply with specification F2.9 of the BCA.</p> <p>a. Each accessible adult change facility must-</p> <ul style="list-style-type: none"> Be constructed so that all required equipment and fixtures are contained within the same room 	N/A

DDA Requirement / Recommendation		Compliance Comment
	<ul style="list-style-type: none">If it is a unisex facility, be located such that it can be entered without crossing an area reserved for one sex only	

5 Conclusion

This report has assessed the concept design stage for the proposed Jindabyne education campus to be located at 207 Barry Way, Jindabyne under the relevant “Access for People with Disabilities” provisions.

The primary purpose of the report is to assess, at high level, the new development works against the Access Regulations, identify any non-compliance matters and to provide suitable recommendations to ensure the compliance of the design.

Subject to the recommendations contained in the Executive Summary and Section 3.0 of this report, and as the design develops Modern Building Certifiers believes that the design is capable of compliance with the relevant access provisions.



ACCESS DESIGN COMPLIANCE
REPORT