



Access Assessment Report

St Aloysius College, Rozelle



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EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed alteration to the existing development at St Aloysius College, Rozelle, against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability.

Part 2 'Matters for Further Consideration' of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

Item	Description	BCA Provision
Performance Solutions Required		
1.	Allow for a reduced clear width between handrails of less than 1000mm or allow for a single handrail extension to not be provided in accordance with AS1428.1-2009.	Clause D3.3
Compliance Matters to be Addressed in Detailed Design		
1.	Affected Part Upgrade	Premises Standards
2.	General Building Access Requirements	Clause D3.1
3.	Accessible Sanitary Facilities	Clause F2.4

The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements.

1 BASIS OF ASSESSMENT

1.1. Location

The building development, the subject of this report, is located at St Aloysius College, Rozelle. The proposal contains internal modifications to the existing two storey building, including the provision of a lift.

1.2. Purpose

The purpose of this report is to assess the proposed / existing building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

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

1.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

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

This report does not include, or imply compliance with:

- > The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- > BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- > Conditions of Development Consent issued by the Local Consent Authority; and
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

1.4. Federal Disability Discrimination Act (DDA)

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

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

The DDA applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BCA2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

1.5. Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade, however they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance by an accessible path of travel. This can mean that upgrade to the building may be necessary even where none is proposed.

1.6. Design Documentation

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

1.7. Definitions

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Affected Part

The affected part is;

- (a) The principal pedestrian of an existing building that contains a new part; and
- (b) Any part of an existing, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information

2 KEY COMPLIANCE CONSIDERATION

2.1. General

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provides a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

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

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

2.2. Classification

Under the provisions of Parts A6 of BCA2019 and Part A4 of the Access Code, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
Class 9b	Ground Floor Part Level 1	School Buildings
Class 5	Part Level 1	Staff Room

2.3. Dimensions and Tolerances

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

2.4. Performance Based Design – Performance Solutions

There are specific areas throughout the development where strict Deemed-to-Satisfy Premises Standards and BCA Compliance will not be achieved by the proposed design and site constraints. These matters will need to be address in a detailed Performance Solution Report to be prepared for this development under separate cover:

Table 2. Performance Solutions

Item	Description of Performance Solution	DTS Provision
1.	Allow for a reduced clear width between handrails of less than 1000mm or allow for a single handrail extension to not be provided in accordance with AS1428.1-2009.	Clause D3.3

2.5. Areas Required to be Accessible

The following areas of the building are required to be accessible:

Table 3. Areas Required to be Accessible

Area / Room	Description
Staff Room – First Floor	To and within all areas normally used by the occupants
School Buildings – Ground and First Floor	To and within all areas normally used by the occupants at the school.

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

2.6. Affected Part Requirements (Premises Standards)

The “affected part” is the accessway from the principal pedestrian entrance to the area of the new works including the entry door at principal pedestrian entrance. The relevant provisions of the Premises Standards will apply to a new part of a building, and any “affected part” of the building for the current development.

Within the affected part the following works will be required:

Table 4. Affected Parts

Item No	Areas	Upgrade	Compliance
1.	Main Entry Door	<p>The existing main entry doorway will need to be upgraded to allow for entry into the building.</p> <p>The current doorways is provided with a step that will not allow for wheelchair access and the single door leaf would not maintain the required 850mm clear opening as required by 850mm.</p> <p>It would be required that a new door complying with AS1428.1-2009 would be provided with a level landing. A ramp would be required to ensure level access is provided into the building, while maintaining suitable door circulation.</p>	CRA – Refer Annexure C

Item No	Areas	Upgrade	Compliance
2.	Level Thresholds	<p>Throughout the building there are several doors which are provided with a change in level at the doorway and would not allow for suitable access.</p> <p>It would be required due to the new works being carried out that each of these thresholds are levelled to allow for suitable access in accordance with AS1428.1-2009.</p>	CRA – Refer Annexure C
3.	Access Throughout Doorways	<p>Throughout the building there are several doors which are not provided with compliant clear openings of 850mm and doorway circulation as required by AS1428.1-2009</p> <p>It would be required due to the new works being carried out that each of these doorways on the affected part leading to new works are replaced to ensure that a doorway will maintain a clear width of 850mm in accordance with AS1428.1-2009.</p>	CRA – Refer Annexure C

2.7. Design Items Requiring Attention

2.7.1. Affected Part (Premises Standards)

The upgrade requirements detailed above in Part 2.6 of this Report are required to be undertaken and modifications made to the plans to ensure compliance is maintained.

2.7.2. General Building Access Requirements – Clause D3.1

It is noted that as part of the new works the Music Practice Rooms are required to be accessible and will required compliant door circulations in accordance with AS1428.1-2009. Confirmation would be required that the corridor will provide a clear width of at least 1240mm to allow for compliance being achieved.

2.7.3. Parts of Buildings to be Accessible – Clause D3.3

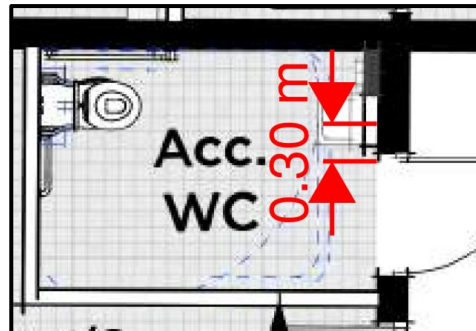
Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. It is noted that the existing stairways are not provided with handrails that would comply with this Clause. However, it is noted that new handrails are proposed as being provided and these must comply with AS1428.1-2009 and maintain the required extensions and terminations.

However, it is noted that the base of the western stairway there is a portion of the brick wall/column? which is offset and will reduce the clearance maintained between the handrails or the handrails and the wall. Pending the impact on the existing wall it may be possible to seek a Performance Solution to allow for a reduced clear width between the handrails for a small portion or to allow for a single handrail to not maintain the extension as required.

2.7.4. Accessible Sanitary Facilities – Clause F2.4

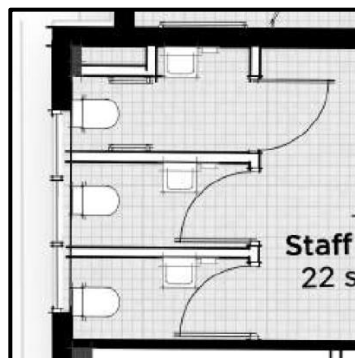
When reviewing the proposed accessible sanitary facility, the latchside clearance within the room would not be maintained due to the location of the handwash basin?.

As part of the detailed design and ongoing documentation it would be required that the plans are to swing the door inside the sanitary compartment but have the basin located 300mm clear of the door swing in accordance with AS1428.1-2009.



Additionally, it is noted that only a single ambulant sanitary compartment is proposed for the staff facilities. As part of the BCA Report, it is required that two of these WCS are allocated to Female and one WCs is allocated to male. Therefore, it would be required that there are two ambulant facilities provided in accordance with AS1428.1-2009.

As part of the detailed design and ongoing documentation it would be required that the plans are updated to include an ambulant facility for male and for female use.



Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 5. Architectural Plans

Architectural Plans Prepared by PMDL			
Drawing Number	Revision	Date Title	Title
DA103	-	Oct 2021	Plan LO (Ground) Proposed
DA104	-	Oct 2021	Plan L1 Proposed

Annexure B - Premises Standards & BCA Assessment

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

Building Code of Australia 2019 Assessment Summary (BCA2019) / Premises Standards (Access Code)

Table 6. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
Section D: Access and Egress			
Part D2 – Construction of Exits			
D2.15: Thresholds	<p>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 –</p> <ul style="list-style-type: none"> (a) in a building required to be accessible by Part D3, the doorway – <ul style="list-style-type: none"> (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or (b) in other cases – <ul style="list-style-type: none"> (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway open. 	<p>Throughout the existing building, it is found that there are several located where a step of change in level is provided at the doorway. It would be required that each of the rooms are accessible and therefore a level threshold will need to be provided to allow for compliance access.</p> <p>It will be required that each of the doorways are modified as required to ensure that a level transition and threshold is provided to allow for access in accordance with AS1428.1-2009.</p>	CRA – Refer Annexure C
D2.17: Handrails	<ul style="list-style-type: none"> (a) Except for handrails referred to in D2.18, handrails must be – <ul style="list-style-type: none"> (i) located along at least one side of the ramp or flight; and (ii) located along each side if the total width of the stairway or ramp is 2 m or more; and (iii) in a Class 9b building used as a primary school – 	<p>It is noted that there existing handrails provided to the landing of the stairways are less than 865mm and would not comply with this Clause. Additionally, it was noted that a secondary handrail has not been provided for the use as a primary school.</p> <p>The handrails throughout will need to be replaced to ensure compliance is maintained in accordance with this Clause.</p> <p>Furthermore, it is noted that the existing stair configurations did not provide an offset riser and therefore it would not be possible to maintain a</p>	Noted

Section D: Access and Egress

- | | | | |
|--|--|---|--|
| | <p>(A) have one handrail fixed at a height of not less than 865 mm; and</p> <p>(B) have a second handrail fixed at a height between 665 mm and 750 mm,</p> <p>(iv) measured above the nosings of stair treads and the floor surface of the ramp, landing or the like; and</p> <p>(v) in any other case, fixed at a height of not less than 865 mm measured above the nosings of stair treads and the floor surface of the ramp, landing, or the like; and</p> <p>(vi) continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and</p> <p>(vii) in a required exit serving an area required to be accessible, designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (a)(iii)(B).</p> <p>(b) Handrails –</p> <p>(i) in a Class 9a health-care building must be provided along at least one side of every passageway or corridor used by patients, and must be –</p> <p>(A) fixed not less than 50 mm clear of the wall; and</p> <p>(B) where practicable, continuous for their full length.</p> <p>(ii) In a Class 9c aged care building must be provided along both sides of every passageway or corridor used by residents, and must be –</p> <p>(A) fixed not less than 50 mm clear of the wall; and</p> | <p>consistent height throughout in accordance with Clause 12 of AS1428.1-2009. It would be possible to seek a Performance Solution to omit this requirement.</p> <p>Refer to BCA Assessment Report for details on this requirement.</p> | |
|--|--|---|--|

Section D: Access and Egress			
	<p>(B) where practicable, continuous for their full length.</p> <p>(c) Handrails required to assist people with a disability must be provided in accordance with D3.3</p> <p>(d) Handrails to a stairway or ramp within a sole-occupancy unit in a Class 2 or 3 buildings or Class 4 part of a building must –</p> <p>(i) be located along at least one side of the flight or ramp; and</p> <p>(ii) be located along the full length of the flight or ramp, except in the case where a handrail is associated with a barrier, the handrail may terminate where the barrier terminates; and</p> <p>(iii) have the top surface of the handrail not less than 865 mm vertically above the nosings of the stair treads of the floor surface of the ramp; and</p> <p>(iv) have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like.</p> <p>(e) The requirements of (d) do not apply to –</p> <p>(i) handrails referred to in D2.18; or</p> <p>(ii) a stairway or ramp providing a change in elevation of less than 1m; or</p> <p>(iii) a landing; or</p> <p>(iv) a winder where a newel post is installed to provide a handhold.</p>		
D2.21: Operation of latch	<p>(a) A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by –</p>	<p>The latches provided throughout the building are required to be provided in accordance with this Clause and will require a single lever action handle to comply.</p>	Noted

Section D: Access and Egress

- (i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 –
 - (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and
 - (B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or
- (ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor; and
- (iii) where the latch operation device referred to in (ii) is not located on the door leaf itself –
 - (A) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located –
 - (aa) not less than 500 mm from an internal corner; and
 - (bb) for a hinged door, between 1 m and 2 m from the door leaf
 - (cc) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position.
 - (B) braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device.

It was found that several of the existing latches onsite were not a lever action, and it would be required that these are replaced as part of the new works.

Furthermore, it would be required that any of the egress doors are not provided with any additional latches which would impact compliance with this Clause. The ground floor egress doors were found to have bolts into the ground which would not be compliant. These must be removed.

Refer to the BCA Assessment Report for further commentary on the removal of this bolt.

Section D: Access and Egress			
	<p>(b) The requirements of (a) do not apply to a door that –</p> <p>(i) serves a vault, strong-room, sanitary compartment, or the like; or</p> <p>(ii) serves only, or is within –</p> <p>(A) a sole-occupancy unit in a Class 2 building or a Class 4 part of a building; or</p> <p>(B) a sole-occupancy unit in a Class 3 building (other than an entry door to a sole-occupancy unit of a boarding house, guest house, hostel, lodging house or backpacker accommodation); or</p> <p>(C) a sole-occupancy unit with a floor area not more than 200 m² in a Class 5, 6, 7 or 8 building; or</p> <p>(D) a space which is otherwise inaccessible to persons at all times when the door is locked; or</p> <p>(iii) is fitted with a fail-safe device which automatically unlocks the door upon the activation of any sprinkler system (other than a FPAA101D system) complying with Specification E1.5 or smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed throughout the building, and is readily openable when unlocked;</p>		
Part D3 – Access for People with a Disability			
D3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted

Section D: Access and Egress			
D3.1: General Building Access Requirements	<p>An accessway complying with AS1428.1 is required to the following:</p> <p>Class 5 – To and within all areas normally used by the occupants.</p> <p>Class 9b – To and within all areas normally used by the occupants.</p>	<p>Throughout the building, it is generally considered that access will be provided throughout due to the new lift being provided and the modifications being made to the door openings to several of the rooms.</p> <p>It is noted that there are several existing conditions that will need to be rectified due to the existing Part Upgrade and it is considered that once these modifications are undertaken suitable access will be provided throughout in accordance with this Clause.</p> <p>However, it is noted that as part of the new works the Music Practice Rooms are required to be accessible and will required compliant door circulations in accordance with AS1428.1-2009. Confirmation would be required that the corridor will provide a clear width of at least 1240mm to allow for compliance being achieved.</p>	<p>FI Refer to Part 2.7 of this Report</p>
D3.2: Access to Buildings	<p>(a) An accessway must be provided to a building required to accessible –</p> <ul style="list-style-type: none"> (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> (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 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, 	<p>Access into the building is existing and not subject to the new works. In accordance with the Affected Part upgrade, it is considered that this would only be taken from the front entry door.</p> <p>It is considered that the upgrade for the front door is triggered under Part 2.6 above to ensure compliant access to the building.</p> <p>However, it would be recommended that the path leading to the street from the front entry would be upgraded to maintain a suitable gradient and transitions throughout.</p>	<p>Noted</p>

Section D: Access and Egress			
	<p>except for pedestrian entrances serving only areas exempted by D3.4.</p> <p>(c) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <p>(i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</p> <p>(ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</p> <p>(d) For the purposes of (c)—</p> <p>(i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—</p> <p>(A) all doorways serve the same part or parts of the building; and</p> <p>(B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and</p> <p>(ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2).</p> <p>(e) 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 850 mm in accordance with AS 1428.1.</p>		
D3.3: Parts of Buildings to be Accessible	<p>> Walkways and ramps must comply with clause 10 of AS 1428.1-2009.</p> <p>> Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009.</p>	<p>> Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. It is noted that the existing stairways are not provided with handrails that would comply with this Clause. However, it is noted that new handrails are proposed as being provided and these must comply with AS1428.1-</p>	PS

Section D: Access and Egress			
	<p>The accessways must be provided with:</p> <ul style="list-style-type: none"> > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. <p>Note: The Access to Premises Standards do not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</p>	<p>2009 and maintain the required extensions and terminations.</p> <p>However, it is noted that the base of the western stairway there is a portion of the brick which is offset and it considered will reduce the clearance maintained between the handrails or the handrails and the wall. Pending the impact on the existing wall it may be possible to seek a Performance Solution to allow for a reduced clear width between the handrails so the small portion or to allow for a single handrail to not maintain the extension as required.</p> <ul style="list-style-type: none"> > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways have been provided throughout the building due to the wide accessways that are existing. <p>This is based on the consideration of the music practice rooms not being the end of an accessway and if fact the students can enter into these rooms when traveling down the corridor.</p>	
D3.4: Exemptions	<p>Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)</p>	<p>The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:</p> <ul style="list-style-type: none"> > Cleaners' cupboard on the Ground Floor 	Noted
D3.4: Accessible Car Parking	N/A	<p>Clause is not applicable due to no parking being proposed as part of the new works</p>	N/A
D3.6: Signage	<ul style="list-style-type: none"> > Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: <ul style="list-style-type: none"> ○ sanitary facility; and ○ any space with a hearing augmentation system; and 	<p>Signage is required to be provided throughout the building in accordance with this Clause.</p>	CRA – Refer Annexure C

Section D: Access and Egress			
	<ul style="list-style-type: none"> ○ identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) > Signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying – <ul style="list-style-type: none"> ○ the type of hearing augmentation; and ○ the area covered within the room; and ○ if receivers are being used and where the receivers can be obtained. > Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and > Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility. 		
D3.7: Hearing Augmentation	<ul style="list-style-type: none"> (a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— <ul style="list-style-type: none"> (i) in a room in a Class 9b building; or (ii) in an auditorium, conference room, meeting room or room for judicatory purposes; or (iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. 	<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed due to the use of the building.</p> <p>Any hearing augmentation system will need to be provided in accordance with this Clause</p>	CRA – Refer Annexure C

Section D: Access and Egress

- (b) If a hearing augmentation system required by (a) is—
 - (i) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or
 - (ii) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—
 - (A) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and
 - (B) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and
 - (C) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and
 - (D) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.
- (c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D1.13.
- (d) Any screen or scoreboard associated with a Class 9b building and capable of displaying public

Section D: Access and Egress			
	<p>announcements must be capable of supplementing any public address system,</p> <p>(e) other than a public address system used for emergency warning purposes only.</p>		
D3.8: Tactile Indicators	<p>(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <p>(i) stairway, other than a fire-isolated stairway; and</p> <p>(ii) an escalator; and</p> <p>(iii) a passenger conveyor or moving walk; and</p> <p>(iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(v) in the absence of a suitable barrier—</p> <p>(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(B) 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> <p>except for areas exempted by D3.4. (b)</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1</p>	<p>TGSIs are required to be provided at the top and bottom of each non-fire isolated stairway. These have not been detailed at this stage and will need to be provided with further design documentation.</p> <p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs.</p> <p>Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.</p>	CRA – Refer Annexure C
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	N/A	Clause is not applicable as it is considered that no fixed seating is provided	N/A

Section D: Access and Egress			
D3.10: Swimming Pools	N/A	Clause is not applicable due to no swimming pools being proposed	N/A
D3.11: Ramps	N/A	Clause is not applicable as there are no ramps detailed as being provided.	Noted
D3.12: Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Where full height glazing is provided, it will be required to provide contrast band in accordance with this Clause AS1428.1-2009.	CRA – Refer Annexure C
Section E: Services and Equipment			
Part E3 – Lift Installations			
E3.0: Deemed-to-Satisfy Provisions	Informational		Noted
E3.6: Passenger Lifts	<p>The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows:</p> <ul style="list-style-type: none"> > Handrail complying with the provisions for a mandatory handrail in AS 1735.12. > Lift floor dimensions not less than 1100 mm wide by 1400 mm deep (lifts that travel not more than 12m) > Minimum clear door opening complying with AS 1735.12. > Passenger protection system complying with AS1735.12. > Lift car and landing control buttons complying with AS 1735.12. 	<p>Due to the effective height, it would be required that the lift car maintains a clear dimension of 1100mm x 1400mm.</p> <p>Based on the plans it is noted that compliance would be achievable due to the lift shaft having the dimensions 1400mm x 1600mm, however the lift car size has not been detailed at this stage.</p> <p>The lift controls, handrails and door openings are required to be located in accordance with AS1735.12.</p>	CRA – Refer Annexure C

Section E: Services and Equipment

	<p>> Lighting in accordance with AS 1735.12.</p> <p>(a) Automatic audible information within the lift car to identify the level each time the car stops; and</p> <p>(b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and</p> <p>(c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz.</p> <p>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.</p> <p>Note: Platform lifts can be used up to 4m travel distance.</p>		
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Section F: Healthy and Amenity

Part F2 – Sanitary and Other Facilities

F2.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
F2.4: Accessible Sanitary Facilities (including Table F2.4)	<p>In a building required to be accessible—</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and</p> <p>(b) accessible unisex showers must be provided in accordance with Table F2.4(b); and</p> <p>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1</p>	<p>There is a single proposed accessible sanitary facility of the Ground floor which is required to be provided in accordance with AS1428.1-2009.</p> <p>When reviewing the proposed accessible sanitary facility, the latchside clearance within the room would not be maintained due to the location of the latch.</p> <p>As part of the detailed design and ongoing documentation it would be required that the plans are to swing the door inside the sanitary compartment but have the basin located 300mm clear of the door swing in accordance with AS1428.1-2009.</p>	<p>FI</p> <p>Refer to Part 2.7 of this Report</p>

Section F: Healthy and Amenity			
	<p>must be provided for use by males and females; and</p> <p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p>	<p>Additionally, it noted that only a single ambulant sanitary compartment is proposed for the staff facilities. As part of the BCA Report, it is required that two of these WCS are allocated to Female and one WCs is allocated to male. Therefore, it would be required that there are two ambulant facilities provided in accordance with AS1428.1-2009.</p> <p>As part of the detailed design and ongoing documentation it would be required that the plans are updated to include an ambulant facility for male and for female use.</p>	
F2.9: Accessible adult change facilities	N/A	Clause not applicable due to the use of the building	N/A

Annexure C - Compliance Specification

Design Certification

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

General

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