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# Accessibility Design Review Report

## Concept & Stage 1

## The King's School Redevelopment SSDA

## 87-129 Pennant Hills Road, North Parramatta

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| **Prepared for:** | **The King's School** |
| **Job No:** | **221257** |
| **Date:** | **04 October 2023** |
| **Revision:** | **04** |
| **Phase:** | **SSDA Concept & Stage 1** |

## Table of Contents



| Date | Rev No | No. of Pages | Issue or Description of Amendment | Prepared By | Reviewed By | Date Reviewed |
|---|---|---|---|---|---|---|
| 12.05.23 | 01 | 39 | SSDA Issue | Angela Chambers | Ray Franke | 19.05.23 |
| 17.08.23 | 02 | 64 | SSDA Issue – Combined Report | Angela Chambers | Ray Franke | 17.08.23 |
| 28.09.23 | 03 | 64 | SSDA Issue – Minor update | Angela Chambers | Ray Franke | 28.09.23 |
| 05.10.23 | 04 | 64 | SSDA Issue – Minor update | Angela Chambers | Ray Franke | 05.10.23 |

## Executive Summary

The following report is a review of the State Significant Development Application (SSDA) design documentation and provides a summary of the compliance strategy of the proposed works highlighting the key principles of accessibility as well as the technical requirements of a building to ensure the students, staff and visitors, have equitable and dignified use.

### Development Overview

This State Significant Development Application (SSDA) seeks consent for the staged redevelopment of The King's School, including:

- **Concept Proposal for the provision of new and upgraded facilities.**
  - Sports Pavilion
  - Boarding House - Students
  - Boarding House - Staff
  - Day Boy House

- **Detailed Stage 1 works**
  - Staff Residences
  - STEAM Building
  - Performing Arts Centre
  - General Learning Unit Building

### DAPS / BCA Minimum Provisions Compliance

As members of the Association of Consultants in Access Australia (ACAA), we have reviewed the SSDA documentation for compliance with the current building assessment provisions, including (but not limited to) the following:

- Building Code of Australia (BCA) 2019 Amt One And referenced Australian Standards; and
- The Disability (Access to Premises – Buildings) Standards 2010

This report has been prepared to provide a high-level summary of the Accessibility requirements applicable to the project and strategies adopted. This report will assist the future developed design to progress through design phases. Further assessment of the design will be required as the design develops to ensure compliance is achieved in line with the access provisions.

### Assessment Summary

Subject to addressing the actions identified, McKenzie Group Consulting confirm that the project documentation provides appropriate accessibility capable of meeting the minimum technical provisions of the BCA & Disability (Access to Premises – Buildings) Standards 2010 and considers the objectives of the Disability Discrimination Act (DDA), within the project scope.

**Summary of key access issues identified:**
The following snapshot provides a summary of the high priority access items that will be further assessed as the design progresses.

| Item No | Issue / Comment |
|---|---|
| 1 | Performance Solution items and D3.4 Exempt areas to be confirmed in developed design – Refer Section 4 |
| **Concept Proposal** | |
| 2 | Sports Pavilion<br>▪ External accessways under progressive review to confirm compliant pedestrian connection meets BCA/ AS1428.1<br>▪ Some doors have been identified as having a lack of latch side circulation.<br>▪ Performance Solution required to address the provision of Student Male ambulant / toilets only.<br>▪ Performance Solution may be applicable for the Officials toilet. Refer to PCA to confirm |
| 3 | Boarding House / Staff Accommodation<br>▪ External accessways under progressive review to confirm compliant pedestrian connection meets BCA/ AS1428.1,<br>▪ Further assessment of Drop-off zone required to confirm compliance.<br>▪ Some doors have been identified as having a lack of latch side circulation.<br>▪ A minimum of 5 student accessible SOUs are to be demonstrated – provide detailed room layouts in the next phase of design.<br>▪ One Accessible Staff Accommodation room is proposed which meets minimum requirements - – provide detailed room layouts in the next phase of design.<br>▪ Confirm provision of accessible staff toilets considering separate student / staff use.<br>▪ Accessible toilets are required at each bank of toilets in a class 3 building. Multiple banks provided on each level with only 1 accessible toilet on each level. Refer to PCA to confirm options under Performance/ DtS<br>▪ Review stair designs and provision of handrails – multiple areas where the handrail obstruction the transverse path of travel. Allow for setback.<br>Performance Solution required to address the provision of Student Male ambulant / toilets only |
| 4 | Boarding House – Staff<br>▪ External accessways under progressive review to confirm compliant pedestrian connection meets BCA/ AS1428.1<br>▪ Limited access to and within this Boarding House i.e. doors, corridor circulation etc.<br>▪ Confirm whether this building is to be rationalised under performance to exclude provision of accessible SOUs/toilets noting alternative Accessible staff accommodation is provided in the adjacent main boarding house. PCA to confirm acceptance.<br>Performance Solution required to address the provision of Student Male ambulant / toilets only |

| Item No | Issue / Comment |
|---|---|
| 5 | Dayboy House<br>▪ External accessways under progressive review to confirm compliant pedestrian connection meets BCA/ AS1428.1<br>▪ Confirm accessible entry to the building – multiple stairs noted.<br>▪ Review toilet layout and provision of 900mmx900mm circulation at doorways to ambulant cubicles<br>▪ Performance Solution required to address the provision of Student Male ambulant / toilets only.<br>▪ Review stair designs and provision of handrails – multiple areas where the handrail obstruction the transverse path of travel. Allow for setback.<br>▪ Ensure an equal provision of LH & RH unisex accessible toilets are provided.<br>Review the location of lift control buttons on level one given location of lift and proximity to corners |
| **Detailed Stage 1 works** | |
| 6 | Staff Residences:<br>▪ External accessways under progressive review to confirm compliant pedestrian connection meets BCA/ AS1428.1<br>▪ Access to and within the upper and lower levels of the Accessible SOU to be resolved.<br>▪ It is understood the SOU will be accommodated by families therefore access should be provided throughout the SOU.<br>Further review of access to each SOU door on Level 00, walkways are proposed in the current scheme |
| 7 | STEAM<br>▪ Further detailed assessment undertaken in separate reporting reference 221257-01ARDR dated 02.03.23.<br>▪ External accessways under progressive review to confirm compliant, equitable pedestrian connection meets BCA/ AS1428.1<br>▪ Some doors have been identified as having a lack of latch side circulation.<br>▪ Confirm any rooms / spaces that may not achieve independent access due to the use of the space, i.e. kiln (level 1), video and photography spaces (level 2)<br>▪ Stair Design to tiered seating / stair access is not in accordance with AS1428.1 (2009) – provision of a single handrail to connect levels is not sufficient support up and down the stair.<br>▪ Review stair designs and provision of handrails – multiple areas where the handrail obstruction the transverse path of travel. Allow for setback.<br>▪ Review fixed seating and provision of allocated wheelchair spaced under D3.9 & AS1428.1<br>▪ Performance Solution required to address the provision of Student Male ambulant / toilets only |

| Item No | Issue / Comment |
|---|---|
| 8 | Performing Arts Centre<br>▪ External accessways under progressive review to confirm compliant, equitable pedestrian connection meets BCA/ AS1428.1<br>▪ Some doors have been identified as having a lack of latch side circulation.<br>▪ Review fixed seating and provision of allocated wheelchair spaced under D3.9 & AS1428.1<br>▪ Review stair designs and provision of handrails – multiple areas where the handrail obstruction the transverse path of travel. Allow for setback.<br>▪ Limited access to and within some rooms / spaces due to joinery encroachment and size of room |
| 9 | General Learning Unit (GLU)<br>▪ External accessways under progressive review to confirm compliant, equitable pedestrian connection meets BCA/ AS1428.1<br>▪ Stair Design to tiered seating / stair access is not in accordance with AS1428.1 (2009) – provision of a single handrail to connect levels is not sufficient support up and down the stair.<br>▪ Some doors have been identified as having a lack of latch side circulation.<br>▪ Equal distribution of LH & RH Unisex accessible toilets is to be afforded – GLU Level 1- Convert 1 compartment to LH.<br>▪ Confirm provision of accessible staff toilets considering separate student / staff use.<br>▪ Review fixed seating and provision of allocated wheelchair spaced under D3.9 & AS1428.1<br>▪ Performance Solution required to address the provision of Student Male ambulant / toilets only |

**Advisory / Best Practice Recommendations**

A number of recommendations for design enhancement are provided for areas in which potential compliance risks have been identified with respect to meeting the objectives of the Disability Discrimination Act (DDA) 1992 and / or where improved outcomes with respect to accessibility, functionality and safely have been identified. These items are considered best practice and it is recommended that they are considered by the Design Team to alleviate the potential risk of complaint against the client / building owner and to ensure general inclusivity and equality is achieved by the proposed design.

**Performance Solution Assessment**

The assessment of the SSDA documentation has revealed that the following areas deviate from the deemed-to-satisfy provisions of the BCA. These items are to be addressed to ensure compliance is achieved, either through design amendment to achieve compliance with the deemed-to-satisfy provisions, or through a performance solution demonstrating compliance with the Performance Requirements of the BCA:

| No. | Description | DTS Clause | Performance Requirements |
|---|---|---|---|
| 1 | Provision of student use Male Ambulant Toilets In lieu of Male and Female<br>• Day Boy House / Boarding House<br>• STEAM & GLU | F2.4 | FP2.1 |
| 2 | Dayboy House: Performance Solution may be applicable for the Officials toilet. Refer to PCA to confirm | F2.4 | FP2.1 |
| 3 | Boarding – Staff: No provision of accessible SOUs/toilets noting alternative Accessible staff accommodation is provided in the adjacent main boarding house | D3.1, F2.4 | DP1, FP2.1 |
| 4 | Boarding House: Accessible toilets are required at each bank of toilets in a class 3 building. Multiple banks provided on each level with only 1 accessible toilet on each level. | F2.4 | FP2.1 |
| 5 | STEAM: Provision of a single handrail to STEAM Level 00 tiered seating / stair (LH & RH handrail provided) | D3.1, D3.3 | DP1, DP2 |
| 6 | Restricted access provided to specialised rooms due to the nature of the space, includes modified door circulation, door operation, provision of acoustic seals.<br>Includes following spaces:<br>▪ STEAM Level 01 Robotics Assembly – sliding door (secondary entry).<br>▪ STEAM: Level 01 Kiln<br>▪ STEAM: Level 02 Darkroom, Photography Studio, Video production studio, video editing, sound studio | D3.1 | DP1 |

The development of Performance Solutions is to be prepared by a suitably qualified Access Consultant and is beyond the scope of SEARs and shall be further discussed and clarified as the design progresses.

**Further Assessment**

The following documentation to enable assessment and demonstrate compliance will be required in the next phase of design to address the above items to complete the Access Assessment.

- Pedestrian Connectivity - Paths of travel from the allotment boundary and the neighbouring buildings
- Stair & Ramp Detailed Design
- Tactile Ground Surface Indicator (TGSI) & Nosing Specifications
- Sanitary Facility Detailed Design – internal elevations, dimensions, Fitout 1:50, fixture schedule
- Door / Door Hardware Schedule
- Internal Finishes Schedule including luminance contrast at doorways.
- Braille & Tactile Statutory Signage
- Lift Fitout Details incl. location of controls, etc.
- Hearing Augmentation Specification

# 1. Introduction

The King's School have engaged the services of McKenzie Group Consulting as Accessibility and DDA consultants to conduct a review of the project documentation to ensure that functional and compliant accessibility has been applied to the design. As members of the Association of Consultants in Access Australia (ACAA), McKenzie Group Consulting use expert accessibility knowledge to ensure the project meets the minimum technical provisions of the BCA and considers the objectives of the Disability Discrimination Act (DDA), within the project scope.

## 1.1. Purpose of Report

This report forms part of the SSDA Design review. The report is prepared in relation to the proposed Concept & Stage 1 works at The Kings School, 87-129 Pennant Hills Road, North Parramatta, NSW.

This report is separated into Concept and Stage 1 assessment – Refer Sections 6 & 7.

- **Concept Proposal for the provision of new and upgraded facilities:**
  - Sports Pavilion
  - Boarding House - Students
  - Boarding House - Staff
  - Day Boy House

- **Detailed Stage 1 works:**
  - Staff Residences
  - STEAM Building
  - Performing Arts Centre
  - General Learning Unit Building

This report provides a compliance overview of the project with respect to meeting the minimum technical provisions of the Building Code of Australia (BCA) and considers the objectives of the Disability Discrimination Act (and Disability Standards) (DDA), within the project scope. Further assessment of the design documentation will be undertaken as the design develops.

The assessment is provided in three (3) sections and as follows:

- Section 6 Concept Proposal relates to the assessment of the SSDA package on areas of compliance that are **DAPS / BCA Minimum** Provisions
- Section 7 Stage 1 Works relates to the assessment of the SSDA package on areas of compliance that are **DAPS / BCA Minimum** Provisions
- Section 8 relates to site wide ***Advisory* / Best Practice *Recommendations*** that could be adopted to improve building functionality, accessibility and the safety of occupants.

## 1.2. Report Objective

A key objective of the access requirements of the Premises Standards and NCC is to provide, as far as is reasonable, all people with safe, equitable and dignified access to a building and the services and facilities within that building.

A key objective of this report is to provide assessment commentary to assist the design process to provide equitable access to the degree necessary to facilities to suit visitors with a range of disabilities in an equitable and dignified manner.

## 1.3. Project Description

This State Significant Development Application (SSDA) seeks consent for the staged redevelopment of The King's School, including:

- **Concept Proposal for the provision of new and upgraded facilities, including:**
  - Building envelope for a new Sports Pavilion within the western sports field precinct (subject to further detailed approval).
  - Building envelope for a new Boarding House within the northern residential precinct to the north of the Doyle Sports Fields and adjacent building envelope for Staff Quarters (subject to further detailed approval).
  - Building envelope for a new Day Boy House between Dalmas House and Burkitt House, including the associated relocation of Ryrie Road (subject to further detailed approval).
  - Earthworks and the associated demolition of existing buildings and structures, and removal of trees and landscaping.
  - Staged increase in staff and student numbers.
  - Detailed Stage 1 works (as outlined below).
- **Detailed Stage 1 works, including:**
  - Earthworks and the associated demolition and existing buildings and structures.
  - Traffic upgrade works including the construction of a new vehicular entrance into the site from Masons Drive, new drop-off pick up facilities, internal access roads and increased car parking and bus parking.
  - The construction of a new Staff Residence Building comprising residences for staff and their families within the Senior School Boarding Precinct.
  - The construction of a new building for Science, Technology, Engineering, Arts and Maths (the 'STEAM building') within the Senior School and associated landscaping.
  - The staged construction of new buildings required to upgrade the Preparatory School, including:
    - Construction of a new Performing Arts and Music Centre comprising a dedicated performance space and music practice rooms to the northwest of Horrocks Road.
    - Construction of a new General Learning Unit building comprising additional classrooms / general learning spaces adjacent to the existing dam.
    - Upgrades to pedestrian access throughout the school.
    - Staged increase in staff and student numbers.
  - The removal and replacement of trees and associated landscaping.


## 2. Legislative Requirements

The legislative requirements for this project comprises both Federal and State legislation.

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure that equitable access to **goods, services and premises** is available to eliminate, as far as possible, discrimination against persons on the ground with disability. This therefore includes all new building infrastructure, refurbishment works, addresses services offered, and transport where provided. The Disability Discrimination Act (DDA) is complaints-based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equality and dignity for people with disabilities, their companions, family and care givers.

In addition to the above, DDA provisions also apply to a wide range of life activities including:

- Education;
- Employment;
- administration of Commonwealth laws and programs.

The DDA utilises statutory instruments known as Disability Standards to provide detailed requirements. The Disability Standards are: ***Disability (Access to Premises – Buildings) Standards 2010 (DAPS/Premises Standards)***, ***Disability Standards for Education 2005*** and the ***Disability Standards for Accessible Public Transport 2002***

***(DSAPT)***. These Disability Standards draw extensively on technical provisions in the AS 1428 series which incorporates technical requirements related to design for access and mobility.

**State**

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 and subsequent BCA. Adherence to the *Disability (Access to Premises – Buildings) Standard (2010);* AS1428.1 2009; AS 1735 suite, AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. This means that compliance with the relevant sections of the BCA, ensures compliance with the relevant 'Premises' component of the DDA.

However, compliance with the BCA alone does not necessarily mean compliance with the *Disability Discrimination Act,* if the elements of equity, dignity and functionality remain compromised within an environment. The building owner/occupier should therefore ensure that their policies, practices and procedures promote equity in all employment, education provision and services provided within their built environment.

### 2.1. Referenced Legislation and Standards

The review of the project has been undertaken against the following legislation;

- *Disability (Access to Premises – Buildings) Standards 2010 (DAPS 2010).*
- Building Code of Australia (BCA) and BCA referenced standards including:
  - AS1428.1 2009 Part 1: General Requirements for access – new building work.
  - AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
  - AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – TGSI.
  - AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
  - AS1735.12 1999 Lift facilities for people with disabilities.
- NSW: Council's Development Control Plan: Parramatta DCP 2023

## 3. Documentation

### 3.1. Documentation Reviewed

The report has been prepared based on a review of the drawings listed in Appendix A.

## 4. Exemptions and Performance Based Solutions

### 4.1. Exemptions

Based on the use of some areas within a building, it is reasonable to not provide access to some spaces where it is deemed inappropriate because of the required duties to be carried out in the space or if the area poses as a health or safety risk for people with a disability. These areas include:

- An area where access would be inappropriate because of the particular purpose for which the area is used.
- An area that would pose a health or safety risk for people with a disability.
- Any path of travel providing access only to an area exempted by (a) or (b).
- Plant including plenums, service routes, equipment rooms for computers or data (including persons with ambulant aids).
- Pathways used to gain access exempted plant spaces only.

- Cleaner's rooms used only by cleaners.
- Rooms used only by central staff associated with waste and supply.
- Production parts of the kitchen and servery rooms used only by central kitchen staff.

As the design progresses, the Design Team are to confirm the spaces that are to be considered exempt under D3.4.

### 4.2. Performance Based Solutions

Where compliance is not possible via the current Deemed to Satisfy (DtS) provisions of current building legislation, these departures are required to be addressed via the Performance Based Solution (PBS) Assessment process (where this is possible). This assessment will be unique to each building, combining an understanding of the principles of access with alternative methods to assist the design team, building owners / operators and occupants to achieve an effective solution.

The following items have been identified at this stage of design as elements that may require rationalisation under a Performance Solution Assessment process.

| No. | Description | DTS Clause | Performance Requirements |
|---|---|---|---|
| 1 | Provision of student use Male Ambulant Toilets in lieu of Male and Female<br>• Day Boy House / Boarding House<br>• STEAM & GLU | F2.4 | FP2.1 |
| 2 | Dayboy House: Performance Solution may be applicable for the Officials toilet. Refer to PCA to confirm | F2.4 | FP2.1 |
| 3 | Boarding – Staff: No provision of accessible SOUs/toilets noting alternative Accessible staff accommodation is provided in the adjacent main boarding house | D3.1, F2.4 | DP1, FP2.1 |
| 4 | Boarding House: Accessible toilets are required at each bank of toilets in a class 3 building. Multiple banks provided on each level with only 1 accessible toilet on each level. | F2.4 | FP2.1 |
| 5 | STEAM: Provision of a single handrail to STEAM Level 00 tiered seating / stair (LH & RH handrail provided) | D3.1, D3.3 | DP1, DP2 |
| 6 | Restricted access provided to specialised rooms due to the nature of the space, includes modified door circulation, door operation, provision of acoustic seals.<br>Includes following spaces:<br>▪ STEAM Level 01 Robotics Assembly – sliding door (secondary entry).<br>▪ STEAM: Level 01 Kiln<br>▪ STEAM: Level 02 Darkroom, Photography Studio, Video production studio, video editing, sound studio | D3.1 | DP1 |

The feasibility and any additional requirements that will apply as a result of the performance solution will need to be confirmed by the professional preparing the performance solution. Any performance solution will need to be prepared by a suitably qualified/accredited Access professional.

The development of Performance Solutions is beyond the scope of SEARs and shall be further discussed and clarified as the design progresses.

## 5. Assessment Scope

The following assessment is divided into three (3) sections: Concept & Stage 1 DAPS/BCA Minimum Provisions & Site Advisory/Best Practice Recommendations.

- **6. Concept: DAPS / BCA Minimum Provisions** refers to meeting the minimum mandatory compliance of the BCA and the Disability (Access to Premises – Buildings) Standard (DAPS) component of the DDA.
- **7. Stage 1 works: DAPS / BCA Minimum Provisions** refers to meeting the minimum mandatory compliance of the BCA and the Disability (Access to Premises – Buildings) Standard (DAPS) component of the DDA.
- **8. Advisory / Best Practice Recommendations** refers to advisory information aimed at improving the accessibility design outside DAPS / BCA parameters and the Disability (Access to Premises – Buildings) Standards. These recommendations aim to provide a greater level of access for people with disability within the environment. These recommendations propose to enhance the design, in conjunction with the owner/occupier's policies, practices and procedures increasing access for people with disability and meeting the objectives of the DDA.

The advice is set out as follows:

| | | |
|---|---|---|
| **Accessibility Requirement:** | Details the specification required by a specific Act, code or standard | |
| **Assessment Commentary:** | describes current design, highlights the action to be undertaken to achieve compliance, outlines the additional detail/documentation required to further assessment | |
| **Assessment** | Identifies the current status of the design documentation as either: | |
| | Under Review | Element to be further assessed in next design phase to ensure compliance |
| | Note for future design | Drawings to be developed for further assessment |
| | Note for Construction | If built as detailed, is capable of meeting benchmark/standard |
| | Further information required | Insufficient information available to complete review |
| | Performance Based Solution Assessment | Identified departure not meeting DtS of the BCA |
| | Not applicable item | Is not applicable within current design |
| | Note for Consideration | Additional information relevant to function of space for people with disability |

# 6. Concept Proposal - Assessment –BCA (Mandatory)

## 6.1. Building Assessment Data

Summary of Construction Determination:

| Part of Project | Boarding House | Boarding House - Staff | Dayboy House | Sports Pavilion |
|---|---|---|---|---|
| Classification | 3 | 3 | 9b | 9b |
| Number of Storeys | 2 | 1 | 2 | 1 |
| Number of Acc SOUs | 5- student<br>1 - Staff | TBC - PBS | N/A | N/A |

## 6.2. General Building Access Requirements (DAPS / BCA D3.1)

Buildings and parts of buildings must be accessible in accordance with Table 3.1 of the BCA.

A continuous accessible path of travel is to be provided as follows:

| Accessibility Requirement | Assessment Commentary |
|---|---|
| **Class 3 – Residential**<br>▪ Not more than 2 accessible SOUs may be located adjacent each other<br>▪ Where more than 2 accessible SOUs are required, they must be representative of the range of rooms available<br>▪ From the pedestrian entrance to the entrance doorway of each sole-occupancy unit (SOU).<br>▪ To and within not less than 1 type of common room used by residents i.e. laundry, gym, swimming pool etc. | Ongoing assessment to confirm compliance.<br>• Boarding House<br>• Boarding House – Staff – note limited access provided to and within this building. May require acceptance under Performance Solution |
| **Class 9b – School**<br>▪ To and within all areas normally used by the occupants | Ongoing assessment to confirm compliance.<br>• Dayboy House<br>• Sports Pavilion |

### 6.3. External approaches, walkways and kerbs (D3.1, D3.2, D3.3, D3.8 & AS1428.1)

Pedestrian accessways are still to be designed and confirmed. Assessment on the external approaches are not part of this assessment.

Accessible paths of travel from the allotment boundary and neighbouring accessible buildings to the STEAM building are part of the masterplan and yet to be developed.

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| 1. | **Access to the Building**<br>A continuous accessible path is to be provided to the new building:<br>▪ From the main points of a pedestrian entry at the allotment boundary, and<br>▪ From another accessible building connected by a pedestrian link<br>▪ From any required accessible carparking space on the allotment | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| 2. | **External Pathways**<br>External pathways are to meet the provisions of AS1428.1-2009.<br>The external path network is to be designed to comply:<br>▪ Provide a minimum of 1500mm width to allow a pram and wheelchair to pass.<br>▪ Consider a path width of 1800mm to allow two wheelchairs to pass, particularly to the public realm.<br>Minimum width must be measured clear of bollards or fixtures. | Ongoing assessment to confirm compliance.<br>▪ Ensure external paths are of adequate width to accommodate passing and turning spaces.<br>**Assessment: Note for future design** |
| 3. | **Walkway Gradient/Length/Crossfall**<br>The maximum gradient for a walkway is:<br>▪ 1:20 ramps max. 15m length<br>▪ 1:33 walkways max. 25m length<br>▪ Maximum crossfalls of 1:40. | Ongoing assessment to confirm compliance.<br>▪ Detail walkways with a gradient of 1:20 or shallower to mitigate use of handrails/Tactile Ground Surface Indicators (TGSIs).<br>▪ Annotate drawings to include walkway gradients.<br>**Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **4.** | **Landings**<br>Walkways shall be provided with landings, as specified in Clause 10.8, at<br>intervals not exceeding the following:<br>▪ 1 in 33, at intervals no greater than 25 m.<br>▪ 1 in 20, at intervals no greater than 15 m.<br>▪ between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation.<br>▪ shallower than 1 in 33, no landings are required.<br>The intervals specified above may be increased by 30% where at least one side of a walkway is bounded by—<br>(A) a kerb or kerb rail as specified in Clause 10.3(j) and a handrail as specified in Clause 12; or<br>(B) a wall and a handrail as specified in Clause 12. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **5.** | **Tactile Ground Surface Indicators (TGSIs)**<br>▪ Warning TGSIs are to be provided, located 300mm from the hazard of the roadway, at top and bottom of stairs/ramps as required.<br>▪ Where bollards are provided, ensure they are positioned either side of the dedicated walkway, maintain a clear width of 1200mm.<br>▪ Where pedestrian walkways and vehicular routes are at grade, hazard warning required.<br>▪ Position hazard TGSIs in accordance with AS1428.4.1 | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **6.** | **Drop-off Zone/Pedestrian Crossing**<br>▪ Pedestrian crossings and or drop-off areas should be designed inclusive of linemarking, kerb ramps and TGSIs in accordance with AS1428.1 & AS1428.4.1. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **7.** | **Landscaping**<br>The following are some design considerations for providing equitable access to the public realm;<br>▪ Surface treatments e.g.; grass, gravel, stone, pavers – be aware of abutment detail with other surfaces; both level difference and slip resistance differences.<br>▪ Careful design of drainage grates, surface falls and gradients generally<br>▪ Consistent/compliant use of TGSIs to create a predictable environment. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design**<br>**Assessment: Further information required.** |

### 6.4. Car Parking (BCA D3.5, AS1428.1, AS/NZ 2890.6)

To be confirmed as part of the masterplan

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **1.** | **Number of Carparking Spaces**<br>In accordance with Table D3.5 of the BCA, accessible carparking is required to be provided as follows.<br>Class 3 Staff<br>▪ Residential part of a school requires 1 space / 100.<br>Class 9b<br>▪ 1 spacer / 100 | **Staff Residences**<br>1 accessible carparking bay is provided external to the buildings.<br>A secure / sheltered car park is provided to the Class 3 SOU on lower ground, however no ramp / lift access provided.<br>**Assessment: Under Review** |
| **2.** | **Dimensions**<br>Accessible car parking bays and shared zones shall be 2400mm wide x 5400mm long in accordance with Clause AS/NZS 2890.6-2009. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **3.** | **Access to Building**<br>The approach from the accessible carparking bays to the main entrance/s of the building to be accessible:<br>▪ Located as near as possible to the main entrances.<br>▪ Must be step-free.<br>▪ Include kerb ramps | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **4.** | **Design of Carparking Spaces**<br>The design of the accessible carparking bays must be in accordance with AS/NZS 2890.6-2009.<br>▪ A bollard is required in the shared area in accordance with AS2890.6-2009.<br>▪ Linemarking must be detailed in accordance with Section 3 of AS2890.6-2009 | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |

### 6.5. Entrances/Doors (D3.1, D3.2, AS1428.1)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **1.** | **Entrances – General**<br>**Key entrance/doorway criteria:**<br>▪ Main entry must be accessible.<br>▪ All doors require minimum of 850mm clearance width (920mm doors) incl. active leaf of double doors.<br>▪ Circulation spaces at doorways to demonstrate compliance with Clause 13.3 of AS1428.1-2009 as shown in Figures 31 & 32.<br>▪ Latch side clearance: doors approached from the front require latch side clearance of 510mm where door opens away from user, 530mm.<br>▪ Circulation space of 1450mm required either side of doors that are approached from the front. Circulation space of 1240mm required in front of inward opening doors approached from latch side.<br>▪ All fully glazed doors and sidelights must be marked with contrast strip (non-transparent, solid) no less than 75mm wide for full width of door/sidelight, lower edge at 900-1000mm.<br>▪ Note: where more than one approach is available to an entrance/door, all circulation space requirements must be addressed. | Ongoing assessment to confirm compliance.<br>▪ Provide a door schedule for review as the design develops.<br>**Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **2.** | **Access to the Building**<br>Access must be provided via the main principal entrance and:<br>▪ Not less than 50% of all pedestrian entrances including the principal entrance, and<br>▪ In buildings with a floor area >500m², a non-accessible entrance must not be located more than 50nm from an accessible entrance. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **3.** | **Door Clear Width**<br>All doors must achieve a minimum clear door opening width of 850mm (920mm leaf door required). | Ongoing assessment to confirm compliance.<br>▪ All entry doors are to comply.<br>**Assessment: Note for future design** |
| **4.** | **Door circulation spaces**<br>Circulation spaces at doorways are to comply with Clause 13.3 of AS1428.1-2009:<br>▪ Swing doors – Figure 31<br>▪ Sliding doors – Figure 32 | Door circulations under ongoing review. All doors to accessible areas are to demonstrate compliance and / or be rationalised under Performance Solution where suitable.<br>**Assessment: Under Review** |
| **5.** | **Door Operation**<br>Ensure doors have light operational forces (less than 20 N). Consider use of bearing hinges or other enhanced hardware to achieve requirement. | All doors to have light operation forces in accessible areas and are to demonstrate compliance and / or be rationalised under Performance Solution where suitable.<br>To be noted for inspection and tested at completion.<br>▪ Throughout the design phase, confirmation of any door that may not achieve the required door force – external doors, doors with acoustic seals etc.<br>▪<br>**Assessment: Under Review** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **6.** | **Glazing Decals / Visual Indicators**<br><br>All fully glazed doors and sidelights must be marked with contrast strip (non-transparent, solid) no less than 75mm wide for full width of door/sidelight, lower edge at 900-1000mm.<br>Decals / visual indicators shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.<br>Noted: Frosted decals do not meet the minimum requirements. | Ongoing assessment to confirm compliance.<br><br>**Assessment: Note for future design** |
| **7.** | **Luminance Contrast**<br>▪ All doorways on the accessible path of travel shall have a minimum luminance contrast of 30% between:<br>– Door and jamb<br>– Door and adjacent wall<br>– Architrave and wall<br>– Door and architrave, or<br>– Jamb and adjacent wall<br>▪ A minimum width of 50mm | Ongoing assessment to confirm compliance.<br>▪ 30% minimum luminance contrast is required between 2 of the door face, door architrave and wall.<br>▪ Finishes schedule is to document luminance contrast<br><br>**Assessment: Note for future design** |
| **8.** | **Door Hardware**<br>To ensure that the hand of a person who cannot grip, will not slip from the handle during the operation of the latch provide a 20mm return on door handles.<br>▪ All door handles and related hardware for hinged doors and sliding doors shall be designed in accordance with clause 13.5 AS1428.1-2009.<br>▪ Door controls (e.g. locks, snibs, handles) where grasped or turned shall be located between 900-1100mm AFFL. | Ongoing assessment to confirm compliance.<br>*Subject to final hardware selection and installation.*<br><br>**Assessment: Note for future design** |
| **9.** | **Step-Free Entry**<br>▪ Thresholds ramps are to be installed in accordance with AS1428.1-2009. | Ongoing assessment to confirm compliance.<br>Ensure a level transition is provided to and within external areas.<br><br>*It is anticipated that detailed documentation shall be provided at DD phase for assessment* |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| | | **Assessment: Note for future design** |
| **10.** | **Door Controls/Swipe Card**<br>To Comply with Clause 13.5 of AS1428.1-2009 and be located:<br>▪ Grasped/turned – 900-1100mm.<br>▪ Pushed – 900-1200mm.<br>▪ Touched – 900-1250mm.<br>▪ Sliding door handles >60mm from door jamb<br>▪ Manual controls to power-operated doors:<br>– >500mm from an internal corner, and<br>– Between 1m-2m from swinging door | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |

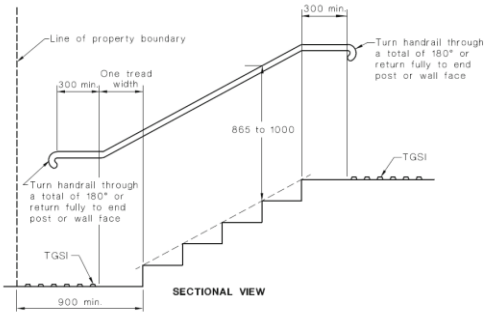
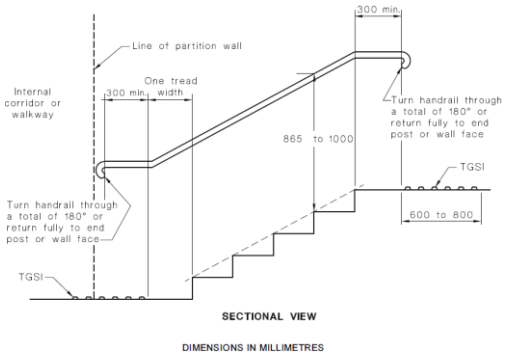
### 6.6. Lifts (D3.1, E3.5, E3.6, AS1428.1 & AS1735.12)

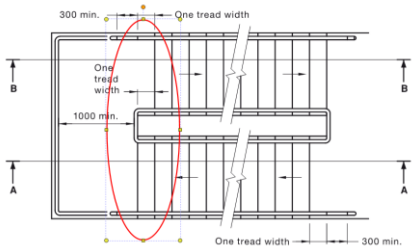
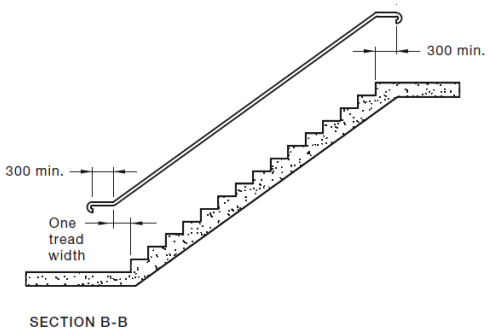
| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **1.** | **Lift Size**<br>▪ Any lift travelling >12m requires a minimum compartment size of 1400mm wide x 2000mm depth (requires 2000mm depth where stretcher use indicated and travelling >12m).<br>▪ **Any lift travelling <12m requires a minimum compartment size of 1100mm wide x 1400mm depth.** | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **2.** | **Lift Fitout**<br>▪ Fitout must comply with AS1735.12<br>▪ Lift doorway opening clearance to be 900mm.<br>▪ Fitout out of lifts to include: Handrail 600mm (min) length; at height between 850-950mm, Tactile and Braille symbols on control buttons and panels, Automatic auditory information detailing lift stops. Control buttons set back from corner. | Ongoing assessment to confirm compliance.<br>▪ Lift consultant to approve and signoff specification.<br>▪ Ensure lift landing controls to Dayboy House are located >500mm from a corner<br>**Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **3.** | **Lift Landings**<br>▪ Access and egress to and from liftwell landings must comply with the *Deemed-to-Satisfy Provisions* of Section D. | Ongoing assessment to confirm compliance.<br><br>*It is anticipated that detailed documentation shall be provided at DD phase for assessment.* |
| | | **Assessment: Note for future design** |

### 6.7. Stairs (D3.1, D3.3, D3.11 & AS1428.1)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **1.** | **Stair Design**<br>All general circulation stairs are to be designed to comply with AS1428.1-2009 i.e. clear width not less than 1m, handrails both sides, TGSIs and nosings. | Ongoing assessment to confirm compliance. |
| | | **Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **2.** | **Setback of Stairs**<br><br>▪ Where located at the boundary, stairs shall be set back a minimum of 900mm so that handrails and TGSIs do not protrude into transverse path of travel (Fig 26(A))<br><br>  <br><br>FIGURE 26(A) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT BOUNDARY<br><br>▪ Where located at an internal corridor, stairs shall be set back a minimum of 400mm at the top of the stair and 700mm at the base of the stair (Fig 26(B))<br><br>  <br><br>FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY | Ongoing assessment to confirm compliance.<br>All handrail extensions are not to protrude into the path of travel.<br>Ensure adequate setback from an internal corner.<br><br>**Assessment: Under Review** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **3.** | **Offset Stairs**<br>▪ As a minimum, all stairs shall be designed and constructed in accordance with Clause 11(f), (g) and Clause 12.<br>▪ Offsetting the stair at the mid landing will allow a continuous single handrail which will not require vertical sections.<br>  <br> | Ongoing assessment to confirm compliance.<br>▪ Ensure the stair design caters for compliant handrail extensions, particularly the inner handrail.<br>**Assessment: Note for future design** |
| **4.** | **Handrail Extensions/Termination**<br>▪ Handrails must extend at the top and bottom of the stair in accordance with Clause 11.2 of AS1428.1-2009 i.e.:<br>– One tread depth plus 300mm horizontally before returning/termination.<br>– 300mm horizontally before returning/termination.<br>▪ Ensure handrails/extensions do not protrude into transverse path of travel.<br>Refer Fig 28(b) of AS1428.1-2009.<br>  <br> | Ongoing assessment to confirm compliance.<br>▪ Handrail details have not been provided at this stage.<br>**Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **5.** | **Stair Nosings**<br>▪ Stair nosing shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25mm.<br>▪ Stair nosing profiles shall-<br>– Have a sharp intersection;<br>– Be rounded up to 5mm radius; or<br>– Be chamfered up to 5mm x 5mm.<br>▪ At the nosing, each tread shall have a (solid) strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel.<br>▪ The strip may be set back a maximum of 15 mm from the front of the nosing.<br>▪ The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.<br>▪ Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |

### 6.8. Ramps (D3.1, D3.3, D3.11 & AS1428.1)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| 1. | **Ramp Design**<br>All general circulation ramps are to be designed to comply with AS1428.1-2009 i.e. clear width not less than 1m, handrails both sides, TGSIs compliant landing sizes, gradient and kerb rails. | No ramps proposed in the current scheme<br>**Assessment: Note for future design** |
| 2. | **Gradient/Length**<br>The maximum gradient for a ramp/walkway is:<br>▪ 1:8 threshold ramp max. 280mm length<br>▪ 1:8 kerb ramp max. 1520mm length<br>▪ 1:10 step ramp max. 1900mm length<br>▪ 1:14 ramps max. 9m length<br>▪ 1:20 ramps max. 15m length<br>▪ 1:33 walkways max. 25m length | **Assessment: Note for future design** |

### 6.9. TGSIs and hazard identification (BCA D3.8, D3.12, AS1428.1 & AS1428.4.1)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| 1. | **TGSI Location**<br>▪ TGSIs **are** required to be installed in accordance with AS1428.4.1, to the top and bottom of every stair, ramp and escalator and to external areas such as where the pedestrian walkway is at grade with the roadway, kerb ramps. | Ongoing assessment to confirm compliance.<br>▪ Annotate drawing to show TGSI locations.<br>**Assessment: Note for future design** |
| 2. | **Luminance Contrast**<br>To comply with AS1428.4.1<br>TGSIs shall possess adequate luminance contrast to the base as follows:<br>▪ Integrated TGSIs – not < 30%<br>▪ Discrete TGSIs – not <45%<br>▪ Discrete two-tone – not < 60% | Ongoing assessment to confirm compliance.<br>▪ Finishes schedule is to document luminance contrast.<br>▪ Provide manufacturer's verification of luminance contrast upon selection.<br>**Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **3.** | **Hazards**<br>▪ Hazards with <2000mm head clearance will require to be identified. | Ongoing assessment to confirm compliance.<br>▪ Review as the design progresses.<br>**Assessment: Note for future design** |
| **4.** | **Glazing Decals**<br>All fully glazed doors and sidelights must be marked with contrast strip (non-transparent, solid) no less than 75mm wide for full width of door/sidelight, lower edge at 9000mm-1000mm. | Ongoing assessment to confirm compliance.<br>▪ Annotate drawing to show glazing decals.<br>**Assessment: Note for future design** |

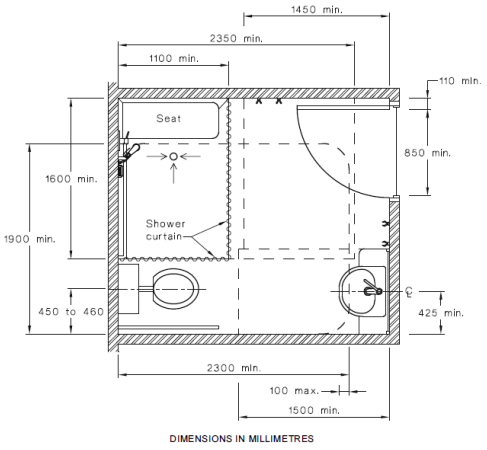
### 6.10. Internal Walkways/Circulation (BCA D3.1, D3.3, AS1428.1)

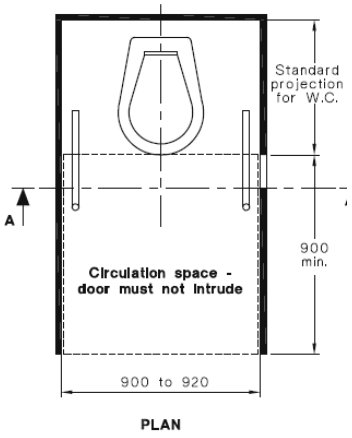
| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **1.** | **Width of corridor**<br>▪ Ensure a minimum unobstructed clear width of 1000 mm along all corridors to rooms or spaces.<br>▪ 1500mm will permit an able bodied person and wheelchair to pass.<br>▪ 1800mm width will allow two wheelchairs to pass | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **2.** | **Passing Bays/Turning Spaces**<br>▪ Passing bays and turning spaces are required in accordance with D3.3 of the BCA.<br>▪ Provide turning spaces of 1500x1500 (corner may be truncated) where a user is required to make a directional turn.<br>▪ Provide turning space within 2000 mm at the ends of corridors, where it is not continuous to offer turning space: minimum width 1540 mm x 2070 mm length. | Ongoing assessment to confirm compliance.<br>Public paths of travel and corridor terminations are to be of adequate width to accommodate passing and/or turning spaces as required.<br>▪ *A corridor with a width of 1800mm will cater for the required turning and passing bays as required.*<br>▪ *A corridor width of 1540mm will cater for the required turning spaces and corridor terminations.*<br>▪ *A corridor width less than 1540mm will require turning spaces every 20m and at corridor terminations.* |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| | ▪ Turning spaces (1540mm x 2070mm) are to be provided at 20m maximum spacing.<br>▪ Passing bays (1800mm wide x 2000mm length) are required every 20m where no direct line of sight is provided. | **Assessment: Note for future design** |
| **3.** | **Internal/room Circulation**<br>▪ Provide an internal circulation space of 1540mm x 2070mm to enable occupants to undertake a 180 degree turn.<br>▪ Circulation space is to be clear of fixed/heavy furniture | Ongoing assessment to confirm compliance.<br>▪ Suitable circulation spaces are to be provided to enable circulation to and within accessible areas, rooms and workstation areas.<br>**Assessment: Note for future design** |
| **4.** | **BOH Corridor / Staff Access**<br>Access to and within the BOH areas is to be provided unless considered exempt under D3.4 based on the nature and use of the area, the required duties of staff members, or if it would be considered a health and safety matter. | Ongoing assessment to confirm compliance.<br>▪ Confirm any areas/rooms that could be considered exempt under D3.4.<br>**Assessment: Note for future design** |

### 6.11. Sanitary Facilities (BCA D3.1, F2.4, AS1428.1)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **1.** | **Number/Design of Unisex Accessible Sanitary Facilities**<br>Unisex Accessible Sanitary Facilities (UASF) must be provided on each level where other sanitary facilities are also provided and if the storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. | Ongoing assessment to confirm compliance.<br>▪ Boarding House: Accessible toilets are required at each bank of toilets in a class 3 building. Multiple banks provided on each level with only 1 accessible toilet on each level. Refer to PCA to confirm options under Performance/ DtS<br>▪ General: Confirm provision of accessible/ambulant staff toilets considering separate student / staff use.<br>▪ Sports Pavilion: Performance Solution may be applicable for the Officials toilet. Refer to PCA to confirm.<br>**Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **2.** | **Location of UASF**<br>▪ The accessible facilities should be located adjacent/opposite the gender facilities.<br>▪ Where a unisex accessible sanitary facility is not provided, directional signage must be installed identifying the path of travel to the nearest accessible sanitary facility. | UASF are located adjacent gender facilities.<br>**Assessment: Complies** |
| **3.** | **Design of UASF**<br>The design of accessible sanitary facilities shall comply with Clause 15 of AS1428.1-2009.<br>▪ The minimum compartment size of a WC is 1900x2630mm (based upon 430mm basin depth) (Refer Fig 43)<br>▪ The minimum compartment size of a combined WC/shower facility is 2300mm x 2630mm (based upon 430mm basin depth) (Refer Figure 50)<br>  <br><br>FIGURE 50 SANITARY COMPARTMENT SHOWING OVERLAP OF WASHBASIN FIXTURE INTO SHOWER CIRCULATION SPACE | Ongoing assessment to confirm compliance.<br>The fitout of the facility is to comply.<br>▪ 1:50 layout of all amenities will be reviewed in the next phase to determine compliance.<br>**Assessment: Note for future design** |
| **4.** | **LH & RH Transfer**<br>▪ Where two or more unisex **accessible** sanitary facilities are installed, there shall be an even distribution of mirror imaged layouts to provide left hand and right hand transfer. (BCA F2.4(g))<br>▪ Where two or more accessible **showers** are provided, at least one shall be of the | Ongoing assessment to confirm compliance.<br>An equal mix of Left-handed and right-handed transfer sanitary facilities are to be provided.<br>▪ **The following provision shall be demonstrated to the following buildings.**<br>o Dayboy House Level 1<br>o Boarding House – Level 1 |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| | opposite hand (Clause 15.5.1(c) of AS1428.1-2009) | **Assessment: Under Review** |
| **5.** | **Ambulant Cubicles**<br>Where one or more pans are provided, an ambulant toilet within each of the male and female facilities is to be provided. | Ongoing assessment to confirm compliance.<br>▪ Confirm provision of accessible/ambulant staff toilets considering separate student / staff use.<br>▪ Performance Based Solution to address provision of Male ambulant cubicles<br>▪ Provision of Male and Female ambulant staff toilets to be afforded |
| | | **Assessment: Performance Based Solution Assessment** |
| **6.** | **Design of Ambulant Cubicles**<br>Ambulant male and female facilities shall be designed in accordance with Clause 16, AS1428.1-2009:<br>▪ Minimum compartment width of 900-920mm<br>▪ 900mmx900mm circulation space in front of the pan (Fig 53(A))<br>  <br><br>PLAN | Ongoing assessment to confirm compliance.<br>The fitout of the facility is to comply.<br>▪ 1:50 layouts of all amenities shall be reviewed at the next design phase.<br>o Dayboy House: Review toilet layout and provision of 900mmx900mm circulation at doorways to ambulant cubicles |
| | | **Assessment: Note for future design** |
| **7.** | **Airlock /Doors – Ambulant**<br>▪ Ensure that the distance between doorways in an air lock on a path of travel to ambulant toilets shall be in accordance with Figure 34(B), AS1428.1-2009:<br>▪ Ensure a 900mmx900mm circulation space is provided to the cubicle door as per Fig 53(B) | Ongoing assessment to confirm compliance.<br>▪ No airlocks have been identified as part of the design at this stage. |
| | | **Assessment: Not applicable.** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **8.** | **Toggle Switches**<br>▪ To comply with Clause 14.2<br>▪ Rocker action and toggle switches with a minimum dimension of 30mmx30mm shall be provided.<br>▪ Push-pad shall have a diameter of 25mm. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **9.** | **Door Hardware**<br>▪ All door handles and related hardware for hinged doors and sliding doors shall be designed in accordance with clause 13.5 AS1428.1-2009.<br>▪ Door handles shall be located between 900mm -1100mm AFFL.<br>▪ Snib locks/controls shall comply with Clause 13.5 of AS1428.1-2009 and shall have a minimum length of 45mm from the centre of the spindle. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |

### 6.12. Switches & GPO's (BCA D3.1, AS1428.1)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **1.** | **General**<br>To comply with Clause 14.1 of AS1428.1-2009:<br>▪ All switches and controls to be located between 900-1100mm AFFL and<br>▪ >500mm from an internal corner as per Fig 37 | Ongoing assessment to confirm compliance.<br>All switches and controls on an accessible path of travel.<br>**Assessment: Note for future design** |

### 6.13. Signage (BCA D3.6, AS1428.1)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **1.** | **General**<br>BCA D3.6: Mandatory Braille and tactile signage must be provided to:<br>▪ sanitary facilities (except SOUs),<br>▪ spaces with hearing augmentation,<br>▪ for required exit signage and<br>▪ directional signage to alternative accessible entrances, paths of travel or alternative sanitary facilities. | Ongoing assessment to confirm compliance.<br>▪ Provide signage schedule for review.<br>**Assessment: Note for future design** |

### 6.14. Hearing Augmentation (BCAD3.7)

Hearing Augmentation may be required in the following locations:

- To be identified once McKenzie has been provided with information on which room would have an in-built amplification system.

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **1.** | Hearing Augmentation Listening Systems are an essential assistive device for people who use hearing aids and are mandatory at screened reception counters, lifts and areas with public announcement systems.<br>Hearing Augmentation will be required, if in-built amplification is available within the buildings/rooms. | Ongoing assessment to confirm compliance.<br>▪ As the design progresses confirm requirements for hearing augmentation.<br>**Assessment: Note for future design** |

### 6.15. Class 3 - Accessible Sole-Occupancy Units (SOUs) (D4D2 & AS1428.1-2009)

A Class 3 Building requires the provision of accessible SOUs in accordance with Table D4D2b of the BCA.

| Part of Project | Boarding House | | Boarding House - Staff |
|---|---|---|---|
| | Students | Staff | |
| Total Number of SOUs | 85 | 3 | |
| Required number of Acc SOUs | 5 | 1 | 0 - PBS |

<table>
<tr><th>Item</th><th>Accessibility Requirement</th><th>Accessibility Commentary</th></tr>
<tr><td>1.</td><td>Number of Accessible SOUs<br>In accordance with Table D4D2b of the BCA, accessible SOUs are to be provided as follows:<table><tr><th>No. SOUs</th><th>Req. Acc. SOUs</th></tr><tr><td>1-10</td><td>1</td></tr><tr><td>11-40</td><td>2</td></tr><tr><td>41-60</td><td>3</td></tr><tr><td>61-80</td><td>4</td></tr><tr><td>81-100</td><td>5</td></tr><tr><td>101-200</td><td>5 + 1/25 >100</td></tr><tr><td>201-500</td><td>9 + 1/30 >200</td></tr><tr><td>>500</td><td>19 + 1/50 >500</td></tr></table></td><td>Ongoing assessment to confirm compliance.<br><br>Boarding House<ul><li>Students: A minimum of 5 accessible SOUs are to be provided</li><li>Staff: A minimum of 1 accessible SOU is provided</li></ul>Boarding House - Staff<ul><li>No accessible SOUs demonstrated, limited access to and within the building is to be rationalised under Performance Solution</li></ul></td></tr>
<tr><td>2.</td><td>Range of Rooms/Location<ul><li>Must be representative of the range provided i.e. 1 bed, 2 bed, Suite etc.</li><li>Not more than 2 required accessible SOUs may be located adjacent each other</li></ul></td><td>Ongoing assessment to confirm compliance.<br><br>Assessment: Note for future design</td></tr>
<tr><td>3.</td><td>SOU Doors<br>All doors to and within the unit must comply with the door circulation space requirements of AS1428.1-2009.<br>Front approach doors require:<ul><li>Minimum Clear width: 850mm</li><li>Length: 1450mm</li><li>Latch: 510/530mm</li><li>Hinge: 0/110mm</li></ul>Depends on direction of approach and swing of door.<br>Either side approach doors require, range:<ul><li>Minimum Clear width: 850mm</li><li>Length: 1240mm or 1670mm</li><li>Latch: 900/660mm</li><li>Hinge: 660/560mm</li></ul>Refer Figures 31 & 32 of AS1428.1 for further details.</td><td>Ongoing assessment to confirm compliance.<br><br>Assessment: Note for future design</td></tr>
</table>

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **4.** | **SOU Bathroom**<br>The layout, fixtures and fittings are to be designed to comply with AS1428.1 2009.<br>Considering the proposed layout, ensure a minimum compartment size of:<br>▪ Combined WC and shower facility: 2300x2630mm<br>▪ Refer to Figure 50 of AS1428.1 for required compartment size and layout of fixtures and fittings. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **5.** | ▪ **LH & RH Bathrooms**<br>Provide an equal proportion of LH and RH transfer accessible facilities throughout the building. | **Assessment: Not applicable.** |
| **6.** | **Room Circulation**<br>To comply;<br>▪ Required circulation space to make 90 degree turns - 1500x1500 (corner may be truncated), and<br>▪ Provide a minimum of 1000mm each side of the bed and<br>▪ Provide a required circulation space for 180 degree turn of 1540x2070mm in direction of travel at the end of bed.<br>Circulation spaces around fixtures and heavy furniture shall comply with Clause 6 of AS1428.1 to enable a user to safely manoeuvre within the unit. | Ongoing assessment to confirm compliance.<br>▪ Access to and within the SOUs are to comply with AS1428.1-2009.<br>▪ Room layouts to be further reviewed in developed design.<br>**Assessment: Note for future design** |

# 7. Detailed Stage 1 Works - Assessment –BCA (Mandatory)

## 7.1. Building Assessment Data

Summary of Construction Determination:

| Part of Project | STEAM | GLU | PAC | Staff Residences |
|---|---|---|---|---|
| Classification | 9b | 9b | 9b | 3 & 7a |
| Number of Storeys | 3 | 2 | 2 | 3 |
| Number of Acc SOUs | N/A | N/A | N/A | 1 (9 total) |

## 7.2. General Building Access Requirements (DAPS / BCA D3.1)

Buildings and parts of buildings must be accessible in accordance with Table 3.1 of the BCA.

A continuous accessible path of travel is to be provided as follows:

| Accessibility Requirement | Assessment Commentary |
|---|---|
| **Class 3 – Residential**<br>▪ Not more than 2 accessible SOUs may be located adjacent each other.<br>▪ Where more than 2 accessible SOUs are required, they must be representative of the range of rooms available.<br>▪ From the pedestrian entrance to the entrance doorway of each sole-occupancy unit (SOU).<br>▪ To and within not less than 1 type of common room used by residents i.e. laundry, gym, swimming pool etc. | Ongoing assessment to confirm compliance.<br>• Staff Residences – review access to and within the Accessible SOU (upper and lower floors) |
| **Class 7a – Car parking**<br>▪ To and within any level containing accessible car parking spaces | Ongoing assessment to confirm compliance.<br>• Staff Residences |
| **Class 9b – School**<br>▪ To and within all areas normally used by the occupants | Ongoing assessment to confirm compliance.<br>• STEAM<br>• GLU<br>• PAC |

### 7.3. External approaches, walkways and kerbs (D3.1, D3.2, D3.3, D3.8 & AS1428.1)

Pedestrian accessways are still to be designed and confirmed. Assessment on the external approaches are not part of this assessment.

Accessible paths of travel from the allotment boundary and neighbouring accessible buildings to the STEAM building are part of the masterplan and yet to be developed.

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **12.** | **Access to the Building**<br>A continuous accessible path is to be provided to the new building:<br>▪ From the main points of a pedestrian entry at the allotment boundary, and<br>▪ From another accessible building connected by a pedestrian link<br>▪ From any required accessible carparking space on the allotment | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **13.** | **External Pathways**<br>External pathways are to meet the provisions of AS1428.1-2009.<br>The external path network is to be designed to comply:<br>▪ Provide a minimum of 1500mm width to allow a pram and wheelchair to pass.<br>▪ Consider a path width of 1800mm to allow two wheelchairs to pass, particularly to the public realm.<br>Minimum width must be measured clear of bollards or fixtures. | Ongoing assessment to confirm compliance.<br>▪ Ensure external paths are of adequate width to accommodate passing and turning spaces.<br>**Assessment: Note for future design** |
| **14.** | **Walkway Gradient/Length/Crossfall**<br>The maximum gradient for a walkway is:<br>▪ 1:20 ramps max. 15m length<br>▪ 1:33 walkways max. 25m length<br>▪ Maximum crossfalls of 1:40. | Ongoing assessment to confirm compliance.<br>▪ Detail walkways with a gradient of 1:20 or shallower to mitigate use of handrails/Tactile Ground Surface Indicators (TGSIs).<br>▪ Annotate drawings to include walkway gradients.<br>**Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **15.** | **Landings**<br>Walkways shall be provided with landings, as specified in Clause 10.8, at<br>intervals not exceeding the following:<br>▪ 1 in 33, at intervals no greater than 25 m.<br>▪ 1 in 20, at intervals no greater than 15 m.<br>▪ between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation.<br>▪ shallower than 1 in 33, no landings are required.<br>The intervals specified above may be increased by 30% where at least one side of a walkway is bounded by—<br>(A) a kerb or kerb rail as specified in Clause 10.3(j) and a handrail as specified in Clause 12; or<br>(B) a wall and a handrail as specified in Clause 12. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **16.** | **Tactile Ground Surface Indicators (TGSIs)**<br>▪ Warning TGSIs are to be provided, located 300mm from the hazard of the roadway, at top and bottom of stairs/ramps as required.<br>▪ Where bollards are provided, ensure they are positioned either side of the dedicated walkway, maintain a clear width of 1200mm.<br>▪ Where pedestrian walkways and vehicular routes are at grade, hazard warning required.<br>▪ Position hazard TGSIs in accordance with AS1428.4.1 | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **17.** | **Landscaping**<br>The following are some design considerations for providing equitable access to the public realm;<br>▪ Surface treatments e.g.; grass, gravel, stone, pavers – be aware of abutment detail with other surfaces; both level difference and slip resistance differences.<br>▪ Careful design of drainage grates, surface falls and gradients generally<br>▪ Consistent/compliant use of TGSIs to create a predictable environment. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |

### 7.4. Car Parking (BCA D3.5, AS1428.1, AS/NZ 2890.6)

To be confirmed as part of the masterplan

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **5.** | **Number of Carparking Spaces**<br>In accordance with Table D3.5 of the BCA, accessible carparking is required to be provided as follows.<br>▪ Class 9b School -parts of the building require - 1 space per 100 | **Staff Residences**<br>1 accessible carparking bay is provided external to the buildings.<br>A secure / sheltered car park is provided to the Class 3 SOU on lower ground, however no ramp / lift access provided.<br>▪ Confirm the external accessible parking bay is a dedicated bay for the Accessible SOU<br>**STEAM / GLU / PAC**<br>No accessible carparking spaces have been detailed at this stage of the design.<br>**Assessment: Under Review** |
| **6.** | **Dimensions**<br>Accessible car parking bays and shared zones shall be 2400mm wide x 5400mm long in accordance with Clause AS/NZS 2890.6-2009. | **Staff Residences**<br>Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **7.** | **Access to Building**<br>The approach from the accessible carparking bays to the main entrance/s of the building to be accessible:<br>▪ Located as near as possible to the main entrances.<br>▪ Must be step-free.<br>▪ Include kerb ramps | **Staff Residences**<br>Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **8.** | **Design of Carparking Spaces**<br>The design of the accessible carparking bays must be in accordance with AS/NZS 2890.6-2009.<br>▪ A bollard is required in the shared area in accordance with AS2890.6-2009.<br>▪ Linemarking must be detailed in accordance with Section 3 of AS2890.6-2009 | **Staff Residences**<br>Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |

### 7.5. Entrances/Doors (D3.1, D3.2, AS1428.1)

Entrances are provided in the following locations:

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **11.** | **Entrances – General**<br>**Key entrance/doorway criteria:**<br>▪ Main entry must be accessible.<br>▪ All doors require minimum of 850mm clearance width (920mm doors) incl. active leaf of double doors.<br>▪ Circulation spaces at doorways to demonstrate compliance with Clause 13.3 of AS1428.1-2009 as shown in Figures 31 & 32.<br>▪ Latch side clearance: doors approached from the front require latch side clearance of 510mm where door opens away from user, 530mm.<br>▪ Circulation space of 1450mm required either side of doors that are approached from the front. Circulation space of 1240mm required in front of inward opening doors approached from latch side.<br>▪ All fully glazed doors and sidelights must be marked with contrast strip (non-transparent, solid) no less than 75mm wide for full width of door/sidelight, lower edge at 900-1000mm.<br>▪ Note: where more than one approach is available to an entrance/door, all circulation space requirements must be addressed. | Ongoing assessment to confirm compliance.<br>▪ Provide a door schedule for review as the design develops.<br>**Assessment: Note for future design** |
| **12.** | **Access to the Building**<br>Access must be provided via the main principal entrance and:<br>▪ Not less than 50% of all pedestrian entrances including the principal entrance, and<br>▪ In buildings with a floor area >500m², a non-accessible entrance must not be located more than 50nm from an accessible entrance. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **13.** | **Door Clear Width**<br>All doors must achieve a minimum clear door opening width of 850mm (920mm leaf door required). | Ongoing assessment to confirm compliance.<br>All entry doors are to comply.<br>**Assessment: Note for future design** |
| **14.** | **Door circulation spaces**<br>Circulation spaces at doorways are to comply with Clause 13.3 of AS1428.1-2009:<br>▪ Swing doors – Figure 31<br>▪ Sliding doors – Figure 32 | Door circulations under ongoing review. All doors to accessible areas are to demonstrate compliance and / or be rationalised under Performance Solution where suitable.<br>**Assessment: Under Review** |
| **15.** | **Door Operation**<br>Ensure doors have light operational forces (less than 20 N). Consider use of bearing hinges or other enhanced hardware to achieve requirement. | All doors to have light operation forces in accessible areas and are to demonstrate compliance and / or be rationalised under Performance Solution where suitable.<br>To be noted for inspection and tested at completion.<br>▪ Throughout the design phase, confirmation of any door that may not achieve the required door force – external doors, doors with acoustic seals etc.<br>**Assessment: Under Review** |
| **16.** | **Glazing Decals / Visual Indicators**<br>All fully glazed doors and sidelights must be marked with contrast strip (non-transparent, solid) no less than 75mm wide for full width of door/sidelight, lower edge at 900-1000mm.<br>Decals / visual indicators shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.<br>Noted: Frosted decals do not meet the minimum requirements. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **17.** | **Luminance Contrast**<br>▪ All doorways on the accessible path of travel shall have a minimum luminance contrast of 30% between:<br>– Door and jamb<br>– Door and adjacent wall<br>– Architrave and wall<br>– Door and architrave, or<br>– Jamb and adjacent wall<br>▪ A minimum width of 50mm | Ongoing assessment to confirm compliance.<br>▪ 30% minimum luminance contrast is required between 2 of the door face, door architrave and wall.<br>▪ Finishes schedule is to document luminance contrast.<br>**Assessment: Note for future design** |
| **18.** | **Door Hardware**<br>To ensure that the hand of a person who cannot grip, will not slip from the handle during the operation of the latch provide a 20mm return on door handles.<br>▪ All door handles and related hardware for hinged doors and sliding doors shall be designed in accordance with clause 13.5 AS1428.1-2009.<br>▪ Door controls (e.g. locks, snibs, handles) where grasped or turned shall be located between 900-1100mm AFFL. | Ongoing assessment to confirm compliance.<br>*Subject to final hardware selection and installation.*<br>**Assessment: Note for future design** |
| **19.** | **Step-Free Entry**<br>▪ Thresholds ramps are to be installed in accordance with AS1428.1-2009. | Ongoing assessment to confirm compliance.<br>Ensure a level transition is provided to and within external areas.<br>*It is anticipated that detailed documentation shall be provided at DD phase for assessment*<br>**Assessment: Note for future design** |
| **20.** | **Door Controls/Swipe Card**<br>To Comply with Clause 13.5 of AS1428.1-2009 and be located:<br>▪ Grasped/turned – 900-1100mm.<br>▪ Pushed – 900-1200mm.<br>▪ Touched – 900-1250mm.<br>▪ Sliding door handles >60mm from door jamb<br>▪ Manual controls to power-operated doors: | Ongoing assessment to confirm compliance.<br>*It is anticipated that detailed documentation shall be provided at DD phase for assessment* |

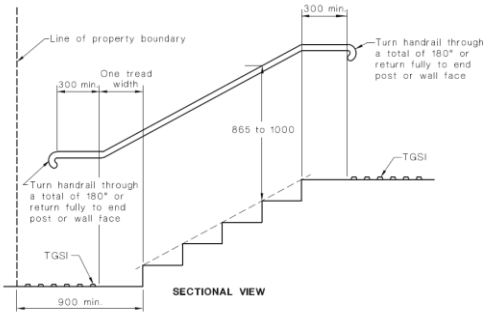
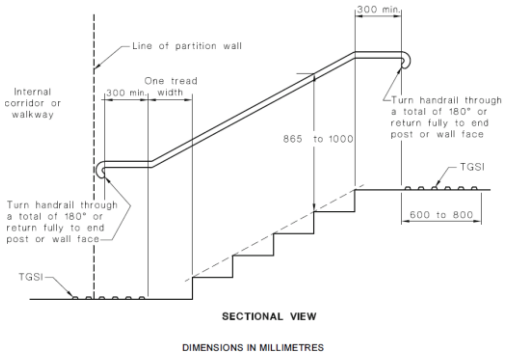
| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| | – >500mm from an internal corner, and<br>– Between 1m-2m from swinging door | **Assessment: Note for future design** |

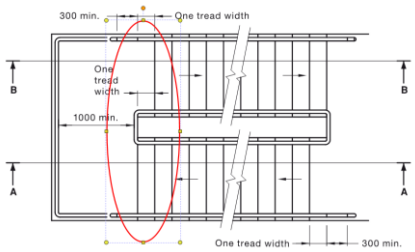
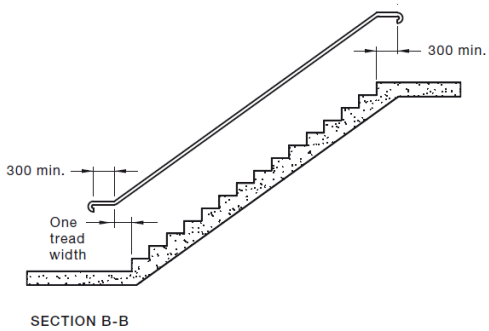
### 7.6. Lifts (D3.1, E3.5, E3.6, AS1428.1 & AS1735.12)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **4.** | **Lift Size**<br>▪ Any lift travelling >12m requires a minimum compartment size of 1400mm wide x 2000mm depth (requires 2000mm depth where stretcher use indicated and travelling >12m).<br>▪ **Any lift travelling <12m requires a minimum compartment size of 1100mm wide x 1400mm depth.** | Ongoing assessment to confirm compliance.<br>▪ Spatially the lift car indicates compliance.<br>**Assessment: Note for future design** |
| **5.** | **Lift Fitout**<br>▪ Fitout must comply with AS1735.12<br>▪ Lift doorway opening clearance to be 900mm.<br>▪ Fitout out of lifts to include: Handrail 600mm (min) length; at height between 850-950mm, Tactile and Braille symbols on control buttons and panels, Automatic auditory information detailing lift stops. Control buttons set back from corner. | Ongoing assessment to confirm compliance.<br>▪ Lift consultant to approve and signoff specification.<br>**Assessment: Note for future design** |
| **6.** | **Lift Landings**<br>▪ Access and egress to and from liftwell landings must comply with the *Deemed-to-Satisfy Provisions* of Section D. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |

### 7.7. Stairs (D3.1, D3.3, D3.11 & AS1428.1)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **6.** | **Stair Design**<br>All general circulation stairs are to be designed to comply with AS1428.1-2009 i.e. clear width not less than 1m, handrails both sides, TGSIs and nosings. | Ongoing assessment to confirm compliance.<br>*It is anticipated that detailed documentation shall be provided at DD phase for assessment.*<br>▪ GLU – A tiered seating / stair arrangement is provided connecting levels 00 & 01 and proposes a single handrail only. Given this stair is considered a circulation stair for access between levels the stair must meet AS1428.1 – handrails each side.<br>▪ STEAM – the tiered seating / stair arrangement provided on Level 00 proposes 2 stairs with single handrails, allowing for LH and RH handrails. A Performance Solution will be required to permit single handrails, noting that LH & RH handrails are afforded.<br>**Assessment: Under Review** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **7.** | **Setback of Stairs**<br>▪ Where located at the boundary, stairs shall be set back a minimum of 900mm so that handrails and TGSIs do not protrude into transverse path of travel (Fig 26(A))<br>  <br><br>FIGURE 26(A) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT BOUNDARY<br>▪ Where located at an internal corridor, stairs shall be set back a minimum of 400mm at the top of the stair and 700mm at the base of the stair (Fig 26(B))<br>  <br><br>FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY | Ongoing assessment to confirm compliance.<br>All handrail extensions are not to protrude into the path of travel.<br>Ensure adequate setback from an internal corner.<br>**Assessment: Under Review** |
| **8.** | **Offset Stairs**<br>▪ As a minimum, all stairs shall be designed and constructed in accordance with Clause 11(f), (g) and Clause 12. | Ongoing assessment to confirm compliance.<br>▪ Ensure the stair design caters for compliant handrail extensions, particularly the inner handrail. |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| | ▪ Offsetting the stair at the mid landing will allow a continuous single handrail which will not require vertical sections.<br>  <br> | **Assessment: Note for future design** |
| **9.** | **Handrail Extensions/Termination**<br>▪ Handrails must extend at the top and bottom of the stair in accordance with Clause 11.2 of AS1428.1-2009 i.e.:<br>– One tread depth plus 300mm horizontally before returning/termination.<br>– 300mm horizontally before returning/termination.<br>▪ Ensure handrails/extensions do not protrude into transverse path of travel.<br>Refer Fig 28(b) of AS1428.1-2009.<br>  <br> | Ongoing assessment to confirm compliance.<br>▪ Handrail details have not been provided at this stage. |
| | | **Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **10.** | **Stair Nosings**<br>▪ Stair nosing shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25mm.<br>▪ Stair nosing profiles shall-<br>– Have a sharp intersection;<br>– Be rounded up to 5mm radius; or<br>– Be chamfered up to 5mm x 5mm.<br>▪ At the nosing, each tread shall have a (solid) strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel.<br>▪ The strip may be set back a maximum of 15 mm from the front of the nosing.<br>▪ The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.<br>▪ Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |

### 7.8. Ramps (D3.1, D3.3, D3.11 & AS1428.1)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **3.** | **Ramp Design**<br>All general circulation ramps are to be designed to comply with AS1428.1-2009 i.e. clear width not less than 1m, handrails both sides, TGSIs compliant landing sizes, gradient and kerb rails. | No ramps proposed in the current scheme<br>**Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **4.** | **Gradient/Length**<br>The maximum gradient for a ramp/walkway is:<br>▪ 1:8 threshold ramp max. 280mm length<br>▪ 1:8 kerb ramp max. 1520mm length<br>▪ 1:10 step ramp max. 1900mm length<br>▪ 1:14 ramps max. 9m length<br>▪ 1:20 ramps max. 15m length<br>▪ 1:33 walkways max. 25m length | **Assessment: Note for future design** |

### 7.9. TGSIs and hazard identification (BCA D3.8, D3.12, AS1428.1 & AS1428.4.1)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **5.** | **TGSI Location**<br>▪ TGSIs **are** required to be installed in accordance with AS1428.4.1, to the top and bottom of every stair, ramp and escalator and to external areas such as where the pedestrian walkway is at grade with the roadway, kerb ramps. | Ongoing assessment to confirm compliance.<br>▪ Annotate drawing to show TGSI locations.<br>**Assessment: Note for future design** |
| **6.** | **Luminance Contrast**<br>To comply with AS1428.4.1<br>TGSIs shall possess adequate luminance contrast to the base as follows:<br>▪ Integrated TGSIs – not < 30%<br>▪ Discrete TGSIs – not <45%<br>▪ Discrete two-tone – not < 60% | Ongoing assessment to confirm compliance.<br>▪ Finishes schedule is to document luminance contrast.<br>▪ Provide manufacturer's verification of luminance contrast upon selection.<br>**Assessment: Note for future design** |
| **7.** | **Hazards**<br>▪ Hazards with <2000mm head clearance will require to be identified. | Ongoing assessment to confirm compliance.<br>▪ Review as the design progresses.<br>**Assessment: Note for future design** |
| **8.** | **Glazing Decals**<br>All fully glazed doors and sidelights must be marked with contrast strip (non-transparent, solid) no less | Ongoing assessment to confirm compliance.<br>▪ Annotate drawing to show glazing decals. |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| | than 75mm wide for full width of door/sidelight, lower edge at 9000mm-1000mm. | **Assessment: Note for future design** |

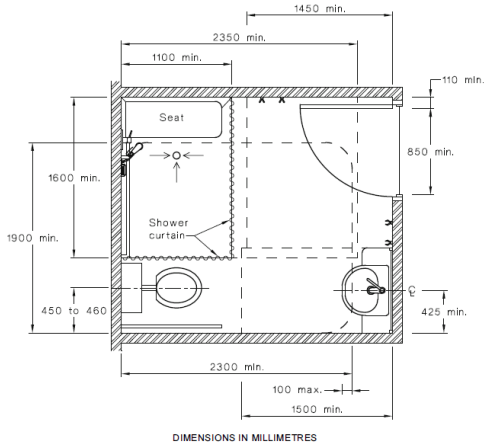
### 7.10. Internal Walkways/Circulation (BCA D3.1, D3.3, AS1428.1)

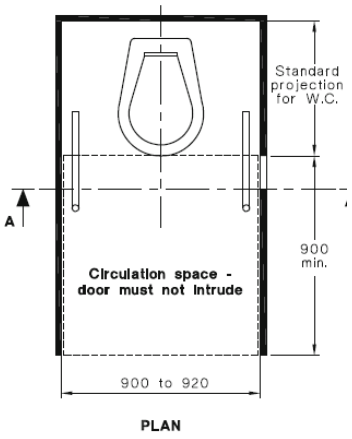
| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **5.** | **Width of corridor**<br>▪ Ensure a minimum unobstructed clear width of 1000 mm along all corridors to rooms or spaces.<br>▪ 1500mm will permit an able bodied person and wheelchair to pass.<br>▪ 1800mm width will allow two wheelchairs to pass | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **6.** | **Passing Bays/Turning Spaces**<br>▪ Passing bays and turning spaces are required in accordance with D3.3 of the BCA.<br>▪ Provide turning spaces of 1500x1500 (corner may be truncated) where a user is required to make a directional turn.<br>▪ Provide turning space within 2000 mm at the ends of corridors, where it is not continuous to offer turning space: minimum width 1540 mm x 2070 mm length.<br>▪ Turning spaces (1540mm x 2070mm) are to be provided at 20m maximum spacing.<br>▪ Passing bays (1800mm wide x 2000mm length) are required every 20m where no direct line of sight is provided. | Ongoing assessment to confirm compliance.<br>Public paths of travel and corridor terminations are to be of adequate width to accommodate passing and/or turning spaces as required.<br>▪ *A corridor with a width of 1800mm will cater for the required turning and passing bays as required.*<br>▪ *A corridor width of 1540mm will cater for the required turning spaces and corridor terminations.*<br>▪ *A corridor width less than 1540mm will require turning spaces every 20m and at corridor terminations.*<br>**Assessment: Note for future design** |
| **7.** | **Internal/room Circulation**<br>▪ Provide an internal circulation space of 1540mm x 2070mm to enable occupants to undertake a 180 degree turn.<br>▪ Circulation space is to be clear of fixed/heavy furniture | Ongoing assessment to confirm compliance.<br>▪ Suitable circulation spaces are to be provided to enable circulation to and within accessible areas, rooms and workstation areas.<br>▪ Ongoing review of rooms/spaces having reduced internal circulation<br>**Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **8.** | **BOH Corridor / Staff Access**<br>Access to and within the BOH areas is to be provided unless considered exempt under D3.4 based on the nature and use of the area, the required duties of staff members, or if it would be considered a health and safety matter. | Ongoing assessment to confirm compliance.<br>▪ Confirm any areas/rooms that could be considered exempt under D3.4.<br>**Assessment: Note for future design** |

### 7.11. Sanitary Facilities (BCA D3.1, F2.4, AS1428.1)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **10.** | **Number/Design of Unisex Accessible Sanitary Facilities**<br>Unisex Accessible Sanitary Facilities (UASF) must be provided on each level where other sanitary facilities are also provided and if the storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. | Ongoing assessment to confirm compliance.<br>▪ In the next phase of design, the provision of accessible/ambulant staff toilets considering separate student / staff use shall be further demonstrated.<br>**Assessment: Note for future design** |
| **11.** | **Location of UASF**<br>▪ The accessible facilities should be located adjacent/opposite the gender facilities.<br>▪ Where a unisex accessible sanitary facility is not provided, directional signage must be installed identifying the path of travel to the nearest accessible sanitary facility. | UASF are located adjacent gender facilities.<br>**Assessment: Complies** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **12.** | **Design of UASF**<br><br>The design of accessible sanitary facilities shall comply with Clause 15 of AS1428.1-2009.<br>▪ The minimum compartment size of a WC is 1900x2630mm (based upon 430mm basin depth) (Refer Fig 43)<br>▪ The minimum compartment size of a combined WC/shower facility is 2300mm x 2630mm (based upon 430mm basin depth) (Refer Figure 50)<br>  <br><br>DIMENSIONS IN MILLIMETRES<br>FIGURE 50 SANITARY COMPARTMENT SHOWING OVERLAP OF WASHBASIN FIXTURE INTO SHOWER CIRCULATION SPACE | Ongoing assessment to confirm compliance.<br>The fitout of the facility is to comply.<br>▪ 1:50 layout of all amenities will be reviewed in the next phase to determine compliance.<br><br>**Assessment: Note for future design** |
| **13.** | **LH & RH Transfer**<br>▪ Where two or more unisex **accessible** sanitary facilities are installed, there shall be an even distribution of mirror imaged layouts to provide left hand and right hand transfer. (BCA F2.4(g))<br>▪ Where two or more accessible **showers** are provided, at least one shall be of the opposite hand (Clause 15.5.1(c) of AS1428.1-2009) | An equal mix of Left-handed and right-handed transfer sanitary facilities are to be provided.<br>▪ GLU Level 1- Convert 1 compartment to LH.<br><br>**Assessment: Under Review** |
| **14.** | **Ambulant Cubicles**<br><br>Where one or more pans are provided, an ambulant toilet within each of the male and female facilities is to be provided. | ▪ Performance Based Solution to address provision of Male ambulant cubicles<br>▪ Provision of Male and Female ambulant staff toilets to be afforded. |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| | | **Assessment: Performance Based Solution Assessment** |
| **15.** | **Design of Ambulant Cubicles**<br>Ambulant male and female facilities shall be designed in accordance with Clause 16, AS1428.1-2009:<br>▪ Minimum compartment width of 900-920mm<br>▪ 900mmx900mm circulation space in front of the pan (Fig 53(A))<br>  <br><br>PLAN | Ongoing assessment to confirm compliance.<br>The fitout of the facility is to comply.<br>▪ 1:50 layouts of all amenities shall be reviewed at the next design phase. |
| | | **Assessment: Note for future design** |
| **16.** | **Airlock /Doors – Ambulant**<br>▪ Ensure that the distance between doorways in an air lock on a path of travel to ambulant toilets shall be in accordance with Figure 34(B), AS1428.1-2009:<br>▪ Ensure a 900mmx900mm circulation space is provided to the cubicle door as per Fig 53(B) | No airlocks have been identified as part of the design at this stage. |
| | | **Assessment: Not applicable.** |
| **17.** | **Toggle Switches**<br>▪ To comply with Clause 14.2<br>▪ Rocker action and toggle switches with a minimum dimension of 30mmx30mm shall be provided.<br>▪ Push-pad shall have a diameter of 25mm. | *It is anticipated that detailed documentation shall be provided at DD phase for assessment* |
| | | **Assessment: Note for future design** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **18.** | **Door Hardware**<br>▪ All door handles and related hardware for hinged doors and sliding doors shall be designed in accordance with clause 13.5 AS1428.1-2009.<br>▪ Door handles shall be located between 900mm -1100mm AFFL.<br>▪ Snib locks/controls shall comply with Clause 13.5 of AS1428.1-2009 and shall have a minimum length of 45mm from the centre of the spindle. | To ensure that the hand of a person who cannot grip, will not slip from the handle during the operation of the latch provide a 20mm return on door handles.<br><br>*It is anticipated that detailed documentation shall be provided at DD phase for assessment*<br><br>**Assessment: Note for future design** |

### 7.12. Switches & GPO's (BCA D3.1, AS1428.1)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **4.** | **General**<br>To comply with Clause 14.1 of AS1428.1-2009:<br>▪ All switches and controls to be located between 900-1100mm AFFL and<br>▪ >500mm from an internal corner as per Fig 37 | Ongoing assessment to confirm compliance.<br>▪ All switches and controls on an accessible path of travel.<br><br>**Assessment: Note for future design** |

### 7.13. Signage (BCA D3.6, AS1428.1)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **6.** | **General**<br>BCA D3.6: Mandatory Braille and tactile signage must be provided to:<br>▪ sanitary facilities (except SOUs),<br>▪ spaces with hearing augmentation,<br>▪ for required exit signage and<br>▪ directional signage to alternative accessible entrances, paths of travel or alternative sanitary facilities. | Ongoing assessment to confirm compliance.<br>▪ Signage schedule to be provided in the next phase of design to demonstrate compliance.<br><br>**Assessment: Note for future design** |

### 7.14. Hearing Augmentation (BCAD3.7)

Hearing Augmentation may be required in the following locations:

- To be identified once McKenzie has been provided with information on which room would have an in-built amplification system.

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **2.** | Hearing Augmentation Listening Systems are an essential assistive device for people who use hearing aids and are mandatory at screened reception counters, lifts and areas with public announcement systems.<br>Hearing Augmentation will be required, if in-built amplification is available within the buildings/rooms. | Ongoing assessment to confirm compliance.<br>▪ As the design progresses confirm requirements for hearing augmentation.<br>**Assessment: Note for future design** |

### 7.15. Site Specific Components (BCA D4D2, D4D10, AS1428.1-2009)

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **1.** | **Wheelchair Spaces / Fixed Seating**<br>Where fixed seats are provided, a minimum number of wheelchair spaces must be designated as per D3.9 of the BCA, comprising of:<br>▪ 1 group of 2 spaces and<br>▪ 2 single spaces<br>**Table D3.9 Wheelchair seating spaces in Class 9b assembly buildings**<br>Number of fixed seats in a room or space: Up to 150 — Number of wheelchair seating spaces: 3 spaces — Grouping and location: 1 single space; and 1 group of 2 spaces.<br>Number of fixed seats in a room or space: 151 to 800 — Number of wheelchair seating spaces: 3 spaces; plus 1 additional space for each additional 50 seats or part thereof in excess of 150 seats — Grouping and location: Not less than 1 single space; and not less than 1 group of 2 spaces; and not more than 5 spaces in any other group. | Provision of wheelchair spaces is required to be demonstrated within the following spaces / buildings:<br>▪ STEAM<br>▪ GLU<br>**Assessment: Under Review** |

### 7.16. Class 3 - Accessible Sole-Occupancy Units (SOUs) (D4D2 & AS1428.1-2009)

A Class 3 Building requires the provision of accessible SOUs in accordance with Table D4D2b of the BCA.

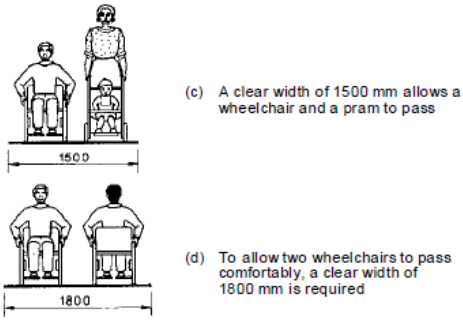
| Part of Project | Staff Residences |
|---|---|
| | |
| Total Number of SOUs | 9 |
| Required number of Acc SOUs | 1 (9 total) |

<table>
<tr><th>Item</th><th>Accessibility Requirement</th><th>Accessibility Commentary</th></tr>
<tr><td>7.</td><td>Number of Accessible SOUs<br>In accordance with Table D4D2b of the BCA, accessible SOUs are to be provided as follows:
<table>
<tr><th>No. SOUs</th><th>Req. Acc. SOUs</th></tr>
<tr><td>1-10</td><td>1</td></tr>
<tr><td>11-40</td><td>2</td></tr>
<tr><td>41-60</td><td>3</td></tr>
<tr><td>61-80</td><td>4</td></tr>
<tr><td>81-100</td><td>5</td></tr>
<tr><td>101-200</td><td>5 + 1/25 >100</td></tr>
<tr><td>201-500</td><td>9 + 1/30 >200</td></tr>
<tr><td>>500</td><td>19 + 1/50 >500</td></tr>
</table></td><td>Ongoing assessment to confirm compliance.<br>Staff Residences<ul><li>1 accessible SOU provided.</li><li>Access to and within the upper and lower levels of the Accessible SOU to be resolved – provide internal lift access to meet D4D2.</li><li>It is understood the SOU will be accommodated by families therefore access should be provided throughout the SOU.</li><li>Further review of access to each SOU door on Level 00, walkways are proposed in the current scheme.</li></ul>Assessment: Note for future design</td></tr>
<tr><td>8.</td><td>Range of Rooms/Location<ul><li>Must be representative of the range provided i.e. 1 bed, 2 bed, Suite etc.</li><li>Not more than 2 required accessible SOUs may be located adjacent each other</li></ul></td><td>Ongoing assessment to confirm compliance.<br>Assessment: Note for future design</td></tr>
<tr><td>9.</td><td>SOU Doors<br>All doors to and within the unit must comply with the door circulation space requirements of AS1428.1-2009.<br>Front approach doors require:<ul><li>Minimum Clear width: 850mm</li><li>Length: 1450mm</li><li>Latch: 510/530mm</li><li>Hinge: 0/110mm</li></ul>Depends on direction of approach and swing of door.<br>Either side approach doors require, range:<ul><li>Minimum Clear width: 850mm</li><li>Length: 1240mm or 1670mm</li><li>Latch: 900/660mm</li><li>Hinge: 660/560mm</li></ul>Refer Figures 31 & 32 of AS1428.1 for further details.</td><td>Ongoing assessment to confirm compliance.<br>Assessment: Note for future design</td></tr>
</table>

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **10.** | **SOU Bathroom**<br>The layout, fixtures and fittings are to be designed to comply with AS1428.1 2009.<br>Considering the proposed layout, ensure a minimum compartment size of:<br>▪ Combined WC and shower facility: 2300x2630mm<br>▪ Refer to Figure 50 of AS1428.1 for required compartment size and layout of fixtures and fittings. | Ongoing assessment to confirm compliance.<br>**Assessment: Note for future design** |
| **11.** | ▪ **LH & RH Bathrooms**<br>Provide an equal proportion of LH and RH transfer accessible facilities throughout the building. | **Assessment: Not applicable.** |
| **12.** | **Room Circulation**<br>To comply;<br>▪ Required circulation space to make 90 degree turns - 1500x1500 (corner may be truncated), and<br>▪ Provide a minimum of 1000mm each side of the bed and<br>▪ Provide a required circulation space for 180 degree turn of 1540x2070mm in direction of travel at the end of bed.<br>Circulation spaces around fixtures and heavy furniture shall comply with Clause 6 of AS1428.1 to enable a user to safely manoeuvre within the unit. | Ongoing assessment to confirm compliance.<br>▪ Access to and within the SOUs are to comply with AS1428.1-2009.<br>▪ Room layouts to be further reviewed in developed design.<br>**Assessment: Note for future design** |

## 8. Advisory / Best Practice Recommendations

The following recommendations for design enhancement are provided for areas in which potential risks have been identified with respect to the DDA or where improved outcomes with respect to accessibility, functionality and safely have been identified.

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **1.** | **Emergency Evacuation**<br>Australian building legislation does not currently mandate an inclusive approach to the safe evacuation of buildings. This poses a significant risk for the portion of the population with a form of impairment that would limit their means of travel, as the current option for emergency evacuation of a multi-level building is via stairs.<br>The emergency evacuation strategy for the development should address the operational solution of evacuating occupants that cannot use fire stairs. The current best practice is detailed in the 'AS 3745 - 2010 Planning for emergencies in facilities' and should be used as a guideline.<br>It is the operators/employer's responsibility to ensure that all occupants/employees are aware of the evacuation procedures in the building/workplace and are appropriately trained where required to assist with evacuation in an emergency situation. | Consider implementation of an emergency evacuation plan for people with disabilities.<br><br>**Assessment: For Information** |
| **2.** | **Circulation Clear Width**<br>As per AS1428.2, a clear width of 1800mm allows two wheelchairs to safely pass.<br>In open plan areas where large numbers of people are present consideration should be given to defining walkways with different floor finishes to promote natural people flow through the space. | Main circulation routes within areas of high traffic should be 1800mm in width as a minimum.<br>Secondary circulation spaces should be a minimum of 1500mm.<br>  <br><br>(c) A clear width of 1500 mm allows a wheelchair and a pram to pass<br>(d) To allow two wheelchairs to pass comfortably, a clear width of 1800 mm is required<br>▪ *Consider the provision of a clear width of 1800mm to allow two wheelchairs to pass.*<br>▪ *Use of colour/textural finishes define the main public path of travel*<br><br>**Assessment: For Information** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **3.** | **Landscaping**<br>The following are some design considerations for providing equitable access to the public realm;<br>▪ Provision of rest seating opportunities along walkways, stair landings etc.<br>▪ Lighting designs that minimise glare.<br>▪ Luminance contrast of features such as; steps, seats, bollards, bins etc.<br>▪ Landscape planting can offer tactile and olfactory clues to the environment to enhance different areas. | The public realm offers significant opportunities to enhance the existing scheme. There will be minimum BCA requirements in terms of access paths, gradient, stairs etc., however, many aspects of good design in external spaces, fall outside these minimum requirements .<br>**Assessment: For Information** |
| **4.** | **Acoustic Design**<br>▪ Good acoustics creates a good environment for all users.<br>▪ Acoustic design to seek to minimise reverberation noise. | **Assessment: For Information** |
| **5.** | **Lighting Design**<br>Lighting design to confirm that minimum illumination levels achieved.<br>▪ Minimum levels of maintenance illumination to be provided; e.g. – entrances 150 lux, toilet 200 lux, counters 250 lux.<br>Note that minimum lux levels prescribed in AS 1428.2-1992, Clause 19, Notes, are to be achieved – for example 200 lux in toilet areas (ref App 10, Paragraph 2.3(c)(ii). | **Assessment: For Information** |
| **6.** | **Directional TGSIs**<br>Directional TGSIs are required in the following areas:<br>• To be confirmed | Masterplan<br>**Assessment: For Information** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **7.** | **Rest Seating/Rest Point**<br>▪ Seating should be provided along external paths, located a minimum of every 60m, to provide a resting point for users.<br>▪ A range of seating to accommodate all users should be provided i.e. some with backrest, some with armrests and at various seat heights etc.<br>▪ Seating should be designed in accordance with AS1428.2 and set back 500mm from the walkway. | Masterplan<br>*Detail seating at 60m intervals along external.*<br>**Assessment: For Information** |
| **8.** | **Obstacles**<br>▪ Ensure bollards, bike racks, rest seating and bins possess a 30% luminance contrast to the surroundings.<br>▪ Ensure fixtures and furniture is recessed a minimum of 500mm from required minimum width of path | Masterplan<br>Ensure obstacles abutting a path are readily identifiable and do not obstruct a user on the path.<br>**Assessment: For Information** |
| **9.** | **Luminance Contrast / Surface Finishes**<br>▪ Floor, wall, door, ceiling and furniture/fixture finishes can assist people with sensory impairments by providing visual clues and ensuring that sounds can be easy be distinguished in an environment that minimises acoustic reverberation.<br>▪ Good colour and luminance contrast between elements can assist with distinguishing the boundaries of floor, walls, ceilings and furniture and fixtures and assists in orientation and spatial awareness.<br>▪ Floor finishes shall be such that they do not restrict movement of wheelchairs or people with ambulant disabilities.<br>▪ Slip resistance surfaces are necessary to prevent a person slipping, or their mobility aid losing traction. | On this basis, it is recommended the provision of a minimum 30% luminance contrast is achieved between the following elements:<br>• Walls and doors<br>• Wall and floor finishes i.e. skirting boards as a minimum.<br>• Counters and benches and the background to which it is viewed.<br>• Handrails and grabrails to the surrounding surface/background<br>• Signage to the background to which it is viewed.<br>**Assessment: For Information** |
| **10.** | **Internal Seating**<br>▪ Provide a range of seating within waiting and kiosk areas to accommodate all users i.e. some with backrest, some with armrests and at various seat heights etc. | Recommend that any internal seating considers accessible needs and is provided with both backrest and armrests in accordance with AS1428.2. |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| | ▪ Any seating to be set back 500mm from the walkway. | **Assessment: For Information** |
| **11.** | **Reception/Service Desk/counters**<br>▪ Counters should be at a universally accessible height of 900mm or if higher provide an 850mm wide section of 850mm height with underbench clearance.<br>▪ Refer to AS1428.2 specifications | Any reception/service desk/counter or the like should be at an accessible height to cater for all users<br>**Assessment: For Information** |
| **12.** | **Other Furniture & Fixtures**<br>▪ Future fitout/design of fixtures, furniture and fittings should consider accessible requirements in accordance with AS1428.2<br>▪ Items shall be a minimum of 500mm away from the path of travel. | Future design should consider accessible requirements teapoint, vending machines, drinking fountains, controls etc.<br>▪ Allow for a minimum of 1 accessible cooking station within each classroom STEAM Level 00<br>**Assessment: For Information** |
| **13.** | **Locker Facilities**<br>▪ Ensure lockers are positioned at an accessible height for staff:<br>– Provide clear circulation in front of the fixtures of 800mm x 1300mm.<br>– Position lockers at a height of between 700-1200 above FFL | Provide accessible locker facilities for staff/students use.<br>**Assessment: For Information** |
| **14.** | **Kitchen/Teapoint**<br>Future fitout/design of any should comply with accessible requirements in accordance with AS1428.2.<br>The design should consider the following:<br>▪ 1450mm circulation space in front of the teapoint bench,<br>▪ Bench to be a max height of 900mm FFL.<br>▪ Sink to be 150mm maximum depth and taps/spout to be 300mm from front edge (can be via side location or extended handles).<br>▪ Ensure 'D' shaped handles on all joinery doors/drawers. | Ensure any servery counter at the café /teapoint/kitchen considers accessible requirements:<br>**Assessment: For Information** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| | ▪ Locate microwave adjacent to free bench space. Locate Microwave controls between 700mm - 1200mm | |
| **15.** | **TV/Display Screen**<br>The recommended viewing range for a TV is between 1227-1709mm above FFL. | Televisions/displays should be installed within an accessible viewing range.<br>**Assessment: For Information** |
| **16.** | **Desks & Monitors**<br><u>Desks:</u><br>▪ Provide a proportion of height adjustable desks as no single height will be appropriate for all users.<br>▪ Height of desks or benches is acceptable at heights between 700mm min and 870mm max. For desks heights a range between 720-800mm is recommended.<br>▪ Seating space widths to be not less than 850mm.<br>▪ Clearance beneath desks to be 680mm minimum.<br>▪ Desk depth to be between 600-650mm minimum with key operational components (keyboard, mouse) to be located within 500mm of the front edge.<br><u>Monitors:</u><br>▪ Provide monitors with tilt adjustable screens.<br>▪ Mount computer screens with the centre of screen at the lowest height of 1100-1200mm. | **Assessment: For Information** |

| Item | Accessibility Requirement | Accessibility Commentary |
|---|---|---|
| **17.** | **Wayfinding Signage**<br>Accessible way finding should highlight the pathway from entrance to reception to lifts/stairs, amenities and to key components of the facility.<br>The wayfinding strategy should consider the following:<br>▪ Provide a minimum of 30% luminance contrast between the wall / signs and the text itself.<br>▪ Adequate lighting to be provided at signage locations, noting that AS 1428.2 1992 seeks for minimum level of illumination to be 150 lx;<br>▪ Generally, AS 1428.2 seeks for signage to be located within 1400mm - 1600mm, with the exception that in spaces where pedestrian crowding is likely to be experienced a minimum height of 2000mm is proposed.<br>▪ Consideration should be had as to suitability of text size; | Masterplan - A successful wayfinding system within a large site should provide information for users to navigate the school.<br>*A wayfinding strategy should be developed for the precinct.*<br>**Assessment: For Information** |

## 9. Assessment Summary

As members of the Association of Consultants in Access Australia (ACAA), we have reviewed SSDA design documents with the current building assessment provisions, including (but not limited to) the following:

- Building Code of Australia (BCA) 2019 Amt One And referenced Australian Standards; and
- The Disability (Access to Premises – Buildings) Standards 2010

The design documentation reviewed nominates both a prescriptive and performance-based method of achieving compliance with the minimum provisions of BCA. Contained within this report is a high-level summary of the Accessibility requirements applicable to the project and strategies adopted. This report will be updated as the project progresses.

Subject to addressing the actions identified, McKenzie Group Consulting confirm that the project documentation provides appropriate accessibility capable of meeting the minimum technical provisions of the BCA & Disability (Access to Premises – Buildings) Standards 2010 and considers the objectives of the Disability Discrimination Act (DDA), within the project scope.

If you have any further queries in relation to the reports and recommendations contained, please contact Angela Chambers.

**Assessed by:**

**Angela Chambers**
Senior Access Consultant
Accredited Member – ACAA
Membership No 406
**McKenzie Group Consulting (Qld) Pty Ltd**
**ACN 140 159 486**

## 10. Appendix A – Document List

The following documentation was used in the assessment and preparation of this report:

- GLU Combined.pdf
- GLU-AR-DA-10B-00-00-[02] - GENERAL ARRANGEMENT PLAN - LEVEL 00.pdf
- GLU-AR-DA-10B-01-00-[02] - GENERAL ARRANGEMENT PLAN - LEVEL 01.pdf
- GLU-AR-DA-10B-02-00-[02] - GENERAL ARRANGEMENT PLAN - LEVEL ROOF.pdf
- GLU-AR-DA-10C-XX-01-[02] - ELEVATIONS.pdf
- GLU-AR-DA-10D-XX-01-[02] - SECTIONS.pdf
- MAR Combined.pdf
- MAR-AR-DA-A10-XX-00-[02] - MASTERPLAN - EXISTING.pdf
- MAR-AR-DA-A10-XX-01-[03] - MASTERPLAN PHASE 1 - DEMOLITION.pdf
- MAR-AR-DA-A10-XX-02-[03] - MASTERPLAN PHASE 1 - PROPOSED.pdf
- MAR-AR-DA-A10-XX-03-[01] - MASTERPLAN PHASE 2 - DEMOLITION.pdf
- MAR-AR-DA-A10-XX-04-[01] - MASTERPLAN PHASE 2 - PROPOSED.pdf
- PAB Combined.pdf
- PAB-AR-DA-10B-00-00-[02] - GA PLAN - LEVEL 00.pdf
- PAB-AR-DA-10B-01-00-[02] - GA PLAN - LEVEL 01.pdf
- PAB-AR-DA-10B-02-00-[01] - GA PLAN - ROOF LEVEL.pdf
- PAB-AR-DA-10C-XX-01-[02] - ELEVATIONS - SHEET 1.pdf
- PAB-AR-DA-10D-XX-01-[01] - SECTIONS - SHEET 1.pdf
- STM Combined.pdf
- STM-AR-DA-10B-00-00-[02] - GENERAL ARRANGEMENT PLAN - LEVEL 00.pdf
- STM-AR-DA-10B-01-00-[02] - GENERAL ARRANGEMENT PLAN - LEVEL 01.pdf
- STM-AR-DA-10B-02-00-[02] - GENERAL ARRANGEMENT PLAN - LEVEL 02.pdf
- STM-AR-DA-10B-03-00-[02] - GENERAL ARRANGEMENT PLAN - ROOF LEVEL.pdf
- STM-AR-DA-10C-XX-01-[02] - ELEVATION - SHEET 1.pdf
- STM-AR-DA-10C-XX-02-[02] - ELEVATION - SHEET 2.pdf
- STM-AR-DA-10D-XX-01-[02] - CROSS SECTIONS.pdf
- STM-AR-DA-10D-XX-02-[02] - LONG SECTIONS.pdf

The following documentation has been issued as the final SSDA documentation.

- 2236 - 01 SD PLANS MASTER 230208.pdf
- 2236-DA00 COVER PAGE p1.pdf
- 2236-DA00 COVER PAGE P3.pdf
- 2236-DA01 INTRODUCTION P3.pdf
- 2236-DA02 SITE ANALYSIS P3.pdf
- 2236-DA03 DESIGN ANALYSIS P3.pdf
- 2236-DA04 DEMOLITION PLAN p1.pdf
- 2236-DA04 DEMOLITION PLAN P3.pdf
- 2236-DA05 CUT AND FILL PLAN p1.pdf
- 2236-DA05 CUT AND FILL PLAN P3.pdf
- 2236-DA06 PROPOSED SITE PLAN p1.pdf
- 2236-DA06 PROPOSED SITE PLAN P3.pdf
- 2236-DA07 PROPOSED EXTERNAL WORKS PLAN p1.pdf
- 2236-DA07 PROPOSED EXTERNAL WORKS PLAN P3.pdf
- 2236-DA08 PROPOSED LOWER GROUND FLOOR PLAN p1.pdf
- 2236-DA08 PROPOSED LOWER GROUND FLOOR PLAN P3.pdf
- 2236-DA09 PROPOSED GROUND FLOOR PLAN p1.pdf
- 2236-DA09 PROPOSED GROUND FLOOR PLAN P3.pdf
- 2236-DA10 PROPOSED FIRST FLOOR PLAN p1.pdf
- 2236-DA10 PROPOSED FIRST FLOOR PLAN P3.pdf
- 2236-DA11 PROPOSED ROOF PLAN p1.pdf
- 2236-DA11 PROPOSED ROOF PLAN P3.pdf
- 2236-DA12 ELEVATIONS - SHEET 01 p1.pdf
- 2236-DA12 ELEVATIONS - SHEET 01 P3.pdf
- 2236-DA13 ELEVATIONS - SHEET 02 p1.pdf
- 2236-DA13 ELEVATIONS - SHEET 02 P3.pdf
- 2236-DA14 ELEVATIONS - SHEET 03 P3.pdf
- 2236-DA14 SECTIONS - SHEET 01 p1.pdf
- 2236-DA14 SECTIONS - SHEET 01 p2.pdf
- 2236-DA15 SECTIONS - SHEET 01 P3.pdf
- 2236-DA15 SECTIONS - SHEET 02 p2.pdf
- 2236-DA16 SECTIONS - SHEET 02 P3.pdf
- 2236-DA16 SECTIONS - SHEET 03 p2.pdf
- 2236-DA17 SECTIONS - SHEET 03 P3.pdf
- 2236-DA19 SUMMARY OF AREA COUNTS P3.pdf
- 2236-DA20 SHADOW DIAGRAMS P3.pdf
- 2236-DA21 VIEW FROM THE SUN SHEET 01 P3.pdf
- 2236-DA22 VIEW FROM THE SUN SHEET 02 P3.pdf
- 2236-DA23 3D VIEWS 01 P3.pdf
- 2236-DA24 3D VIEWS 02 P3.pdf
- 2236-SD-01 MASSING P2.pdf
- 22066_DA-0-000[3].pdf
- 22066_DA-2-003[3].pdf
- 22066_DA-2-004[3].pdf
- 22066_DA-2-005[3].pdf
- 22066_DA-2-101[3].pdf
- 22066_DA-2-102[3].pdf
- 22066_DA-2-200[3].pdf
- 22066_DA-2-201[3].pdf
- 22066_DA-2-250[3].pdf
- 22066_DA-3-003[3].pdf
- 22066_DA-3-101[6].pdf
- 22066_DA-3-102[6].pdf
- 22066_DA-3-200[4].pdf
- 22066_DA-3-201[1].pdf
- BRD-DA-A000[4].pdf
- BRD-DA-A101[3].pdf
- BRD-DA-A102[4].pdf
- BRD-DA-A103[1].pdf
- BRD-DA-A105[3].pdf
- BRD-DA-A200[3].pdf
- BRD-DA-A300[3].pdf
- BRD-DA-A310[3].pdf
- BRD-DA-A900[3].pdf
- BRD-DA-A901[3].pdf
- BRD-DA-A902[3].pdf
- BRD-DA-A905[3].pdf
- BRD-DA-A906[3].pdf
- BRD-DA-A907[3].pdf
- BRD-DA-A910[3].pdf
- BRD-DA-A911[3].pdf
- BRD-DA-A912[3].pdf
- BRD-LA-DA-LDA100-A.pdf
- BRD-LA-DA-LDA200-A.pdf
- BRD-LA-DA-LDA300-A.pdf
- DBH-DA-A000[3].pdf
- DBH-DA-A101[3].pdf
- DBH-DA-A102[3].pdf
- DBH-DA-A105[3].pdf
- DBH-DA-A200[3].pdf
- DBH-DA-A300[3].pdf
- DBH-DA-A310[3].pdf
- DBH-DA-A900[3].pdf
- DBH-DA-A901[3].pdf
- DBH-DA-A902[3].pdf
- DBH-DA-A905[3].pdf
- DBH-DA-A906[3].pdf
- DBH-DA-A907[3].pdf
- DBH-DA-A910[3].pdf
- DBH-DA-A911[3].pdf
- DBH-DA-A912[3].pdf
- DBH-LA-DA-LDA100-A.pdf
- DBH-LA-DA-LDA200-A.pdf
- DBH-LA-DA-LDA300-A.pdf
- GLU-AR-DA-10B-00-00-[05] - GENERAL ARRANGEMENT PLAN - LEVEL 00.pdf
- GLU-AR-DA-10B-01-00-[05] - GENERAL ARRANGEMENT PLAN - LEVEL 01.pdf
- GLU-AR-DA-10B-02-00-[05] - GENERAL ARRANGEMENT PLAN - LEVEL ROOF.pdf
- GLU-AR-DA-10C-XX-01-[05] - ELEVATIONS.pdf
- GLU-AR-DA-10D-XX-01-[05] - SECTIONS.pdf
- GLU-AR-DA-10Y-XX-00-[02] - MATERIALITY & FINISHES.pdf
- GLU-AR-DA-21B-XX-01-[03] - DEMOLITION PLAN.pdf
- GLU-LA-DA-LDA100-A.pdf
- GLU-LA-DA-LDA200-A.pdf
- GLU-LA-DA-LDA300-A.pdf
- MAR-AR-DA-A01-XX-01-[01] - COVER SHEET & DRAWING LIST.pdf
- MAR-AR-DA-A10-XX-00-[08] - MASTERPLAN - EXISTING.pdf
- MAR-AR-DA-A10-XX-01-[09] - MASTERPLAN PHASE 1 - DEMOLITION.pdf
- MAR-AR-DA-A10-XX-02-[09] - MASTERPLAN PHASE 1 - PROPOSED.pdf
- MAR-AR-DA-A10-XX-03-[08] - MASTERPLAN PHASE 2 - DEMOLITION.pdf
- MAR-AR-DA-A10-XX-04-[09] - MASTERPLAN PHASE 2 - PROPOSED.pdf
- PAB-AR-DA-21B-XX-01-[02] - DEMOLITION PLAN - SHEET 1.pdf
- PAB-AR-DA-21B-XX-02-[02] - DEMOLITION PLAN - SHEET 2.pdf
- PAB-AR-DA-21B-XX-03-[02] - DEMOLITION PLAN - SHEET 3.pdf
- PAB-AR-DA-21B-XX-04-[02] - DEMOLITION PLAN - SHEET 4.pdf
- PAV-LA-DA-LDA100-A.pdf
- PAV-LA-DA-LDA200-A.pdf
- PAV-LA-DA-LDA300-A.pdf
- PRP-AR-DA-A10-XX-11-[04] - DEMOLITION PLAN - PREP SCHOOL.pdf
- PVA-DA-A000[3].pdf
- PVA-DA-A101[3].pdf
- PVA-DA-A102[4].pdf
- PVA-DA-A105[3].pdf
- PVA-DA-A200[3].pdf
- PVA-DA-A300[3].pdf
- PVA-DA-A310[3].pdf
- PVA-DA-A900[3].pdf
- PVA-DA-A901[3].pdf
- PVA-DA-A902[3].pdf
- PVA-DA-A905[3].pdf
- PVA-DA-A906[3].pdf
- PVA-DA-A907[3].pdf
- PVA-DA-A910[3].pdf
- PVA-DA-A911[3].pdf
- PVA-DA-A912[3].pdf
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- ROD-LA-DA-LDA201-A.pdf
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- SKC02-P1.pdf
- SKC03-P1.pdf
- SKC04-P1.pdf
- SKC05-P1.pdf
- SKC06 CROSS SECTIONS - LINK ROAD TO SOUTH PARKING-P2.pdf
- SKC07 ROAD BULK EARTHWORKS PLAN-P2.pdf
- SKC10 STAFF RESIDENCE BULK EARTHWORKS PLAN-P1.pdf
- SKC20 GLU AND PAB BULK EARTHWORKS PLAN-P1.pdf
- SKC30 STEAM BULK EARTHWORKS PLAN-P1.pdf
- STF-LA-DA-LDA100-A.pdf
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- STF-LA-DA-LDA300-A.pdf
- STM-AR-DA-10B-00-00-[04] - GENERAL ARRANGEMENT PLAN - LEVEL 00.pdf
- STM-AR-DA-10B-01-00-[04] - GENERAL ARRANGEMENT PLAN - LEVEL 01.pdf
- STM-AR-DA-10B-02-00-[04] - GENERAL ARRANGEMENT PLAN - LEVEL 02.pdf
- STM-AR-DA-10B-03-00-[04] - GENERAL ARRANGEMENT PLAN - ROOF LEVEL.pdf
- STM-AR-DA-10C-XX-01-[04] - ELEVATION - SHEET 1.pdf
- STM-AR-DA-10C-XX-02-[04] - ELEVATION - SHEET 2.pdf
- STM-AR-DA-10D-XX-01-[04] - CROSS SECTIONS.pdf
- STM-AR-DA-10D-XX-02-[04] - LONG SECTIONS.pdf
- STM-AR-DA-10Y-XX-00-[02] - MATERIALITY & FINISHES.pdf
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