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ACCESSIBILITY REVIEW

DEVELOPMENT APPLICATION STAGE

STAGE 1 & MASTER PLAN DEVELOPMENT

S.C.E.C.G.S. REDLANDS

272 MILITARY ROAD, CREMORNE, NSW



DATE ► 7 MAY 2015

PREPARED FOR ► SCECGS REDLANDS LTD

REPORT NUMBER ► A1986 – MPLAN - R1.1



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EXECUTIVE SUMMARY & RECOMMENDATIONS

This report provides an accessibility design assessment of the Master Plan re-development of S.C.E.C.G.S. Redlands School, Senior Campus, located on Military Road, Cremorne.

SSD14_6454 SCECGS REDLANDS SCHOOL

This Accessibility Review has been prepared on behalf of SCECGS Redlands Ltd (“the Proponent”). It accompanies an environmental impact statement (EIS) prepared in support of State Significant Development Application SSD14_6454 for the staged development of the SCECGS Redlands Senior Campus (“Redlands”).

This application seeks a staged development approval comprising a concept proposal for the school over five stages and consent for a detailed proposal for the first stage development referred to as “Stage 1”. Details of the project are described below:

- (1) Concept Proposal:** A Concept Proposal has been prepared for the site to guide its future redevelopment and is intended to provide a statutory framework for the long term planning of the site. The Concept Proposal will be delivered in five stages and will generally involve the following buildings and works:

Stage 1 – New Learning Hub:

- Demolition of existing buildings and structures
- Construction of a new multi-purpose education building with basement car park and associated vehicular entry off Gerard St
- Temporary fitout of a portion of the basement carpark shell for music and general education uses
- Construction of landscaped podium over new basement carpark and music facilities
- Creation of a new internal vehicular link between Waters Rd and Military Rd

Stage 2 - Sports and Performing Arts Centre:

- Demolition of existing buildings and structures
- Construction of a new sports and performing arts centre

Stage 3 - Redlands Hall, Roseby Building and Liggins Building Refurbishment:

- Internal alterations and additions of existing buildings

Stage 4 - Humphery Learning Hub and Resource Centre:

- Construction of a new multi-purpose education building with swimming pool and associated facilities at roof top level
- Decanting of temporary music facilities upon completion of the new Humphery Learning Hub providing additional carparking

Stage 5 - Adams Centre Extension:

- Alterations and additions to the Adams Centre at 219 Military Road

BUILDING IDENTIFICATION PLAN



Ref	Building Details
1	Adams Centre
2	Staff offices
3	Main reception and administration (2 Monford Place)
4	Hattersley Sports Courts
5	Multi-purpose building accommodating medical room, meeting rooms, staff rooms and classroom
6	Liggins Building
7	Roseby Building (drama studio and science)
8	Residential flat building (8 Monford Place)
9	Residential flat building (7 Monford Place)
10	Residential flat building (5 Monford Place)
11	Dwelling house (6 Winnie Street)
12	Design and technology
13	Canteen & assembly hall
14	Mowll Building
15	Design and technology (21 Waters Road)
16	Humphery Building (Humanities / library)(23 Waters Road)
17	Lang Gymnasium (25-27 Waters Road)
18	Facilities / ICT (1 Gerard Street)
19	Music tuition (3 Gerard Street)
20	Performing arts (7 Gerard Street)
21	Music (9 Gerard Street)
22	Visual arts (11 Gerard Street)

TERMS OF REFERENCE

Applicant	SCECGS Redlands Ltd (the applicant)
Site Address	SCECGS Redlands at 272 Military Road, Cremorne and adjoining land (Redlands)
Property Description	Refer to Site Plan above
Site Area	Approximately 15,500sqm
Application Format	Staged State Significant Development Application (SSDA) for (1) Concept Proposal <u>and</u> (2) detailed plans for Stage 1 development. A single application will be provided.
Approval Authority	The SSDA (concept proposal and detailed plans for Stage 1 development combined) will be lodged with and assessed by the NSW Department of Planning and Environment and determined by the Minister for Planning or her delegate, the Planning Assessment Commission (PAC).
Report Type	Environmental Impact Statement (EIS)
Application Reference	SSD 14 6454
Development Description	Staged redevelopment of the SCECGS Redlands Senior Campus
Overview of proposed works (refer to building identification plan)	
Stage 1 New Learning Hub	▪ Erection of temporary demountable classrooms. ▪ Demolition of existing buildings and structures (Mowll Building (14), 1, 3, 7, 9 and 11 Gerard Street (18-22), 7 and 8 Monford Place (9 and 8), staff offices (2), multi-purpose building (5) and Design and Technology buildings (12 and 15) on the western boundary). ▪ Construction of four storey multi-purpose education building with accessible roof top, basement car park, outdoor learning area at roof level ▪ Creation of new vehicular access road off Gerard Street for the new basement car park. ▪ Creation of new internal vehicular access link facilitating ingress from Waters Rd and egress onto Military Rd ▪ Associated landscaping improvements. ▪ New services infrastructure ▪ New servicing area including loading dock and waste enclosure
Stage 2 Sports and Performing Arts Centre	▪ Demolition of the main reception and administration building (2 Monford Place) (3). ▪ Construction of four storey sports and performing arts centre generally accommodating rooftop tennis courts, sports courts, fitness centre, studios and changing facilities, spectator seating, lecture theatre, teaching and learning spaces, meeting rooms. ▪ Associated landscaping ▪ Services upgrades
Stage 3 Roseby Building, Redlands Hall and Liggins Building Refurbishment	▪ Erection of demountable classrooms adjacent to the Adams Centre (1) (to be removed at completion of Stage 4) ▪ External alterations to Liggins Building (6) including the creation of a verandah (associated with student café) ▪ Internal alterations to Liggins Building (6) to create a new canteen and student café at ground floor level and relocated library and resources facility at first floor level ▪ Alterations and additions to Roseby building (7) including minor demolition works Associated landscaping ▪ Services upgrades
Stage 4 Humphery Learning Hub and Resource Centre	▪ Internal refurbishment of Lang Gymnasium (17) to create classrooms ▪ Demolition of existing buildings and structures including Humphery building (16) and existing canteen / assembly building (13). ▪ Construction of new four storey education building accommodating rooftop swimming pool and accessible rooftop,

	reception and administration offices, staff rooms, library, meeting rooms, classrooms and teaching spaces and amenities with roof top swimming pool and associated facilities. ▪ Covered outdoor learning area ▪ Associated landscaping ▪ Decant interim Music Faculty into new Humphery Learning Hub and create additional car spaces in basement ▪ Visitor parking area (up to 6 spaces) ▪ Services upgrades ▪ Removal of the Stage 3 temporary demountables adjacent to the Adams Centre (1)
Stage 5 Adams Centre Extension	▪ Alterations and additions to Adams Centre (1) including some minor demolition works and construction of a three storey extension to the western elevation to accommodate dance studios. ▪ Associated landscaping ▪ Services upgrades
Development Timeframe	20 years
Local Government Area	North Sydney
Local Planning Instruments	North Sydney Local Environmental Plan 2013 (NSLEP 2013) North Sydney Development Control Plan 2013 (NSDCP 2013)

This report provides an Access compliance assessment of the proposed Stage 1A-E, and Master Plan re-development of S.C.E.C.G.S. Redlands School, Senior Campus, located on Military Road, Cremorne, NSW.

For the purposes of this report the **Stage 1** development identified within the Master Plan has been subdivided into Stages 1A – E in recognition of the means required to maintain normal school activities during the early construction phases of the project. Sub-stages 1A to E are as follows:

- **Stage 1A, Phase 1** – Erection of 7 demountable classroom buildings for relocation of music and performing arts, and relocation of music, staff rooms to 7 and 8 Monford Place;
- **Stage 1A, Phase 2** – Upon relocation, demolition of Gerard Street cottages;
- **Stage 1B** – Construction of shell for carpark, for accommodation of temporary music / general classrooms;
- **Stage 1C, Phase 1** – Installation of 7 additional demountable classroom buildings on top of temporary music rooms, and demolition of 7 and 8 Monford Place;
- **Stage 1C, Phase 2** – Construction of forecourt and stormwater relocation , and construction of new Learning Hub;
- **Stage 1D, Phase 1** – Relocation of facilities into the new Learning Hub;
- **Stage 1D, Phase 2** – Completion of carpark and landscaping;
- **Stage 1E, Phase 1** – Relocation of Pastoral Care in the basement Music Hub, and demolition of redundant cottages;
- **Stage 1E, Phase 2** – Construction of new access road and bus parking.

Additionally this report provides commentary relevant to the overall **Master Plan development**, as consists of the following development stages:

- **Stage 2** Sports and Performing Art Centre;
- **Stage 3** Roseby Building, Redlands Hall and Liggins Building refurbishment;
- **Stage 4** Humphery Learning Hub and Resource Centre;

- **Stage 5** Carpark and Open Space.

The purpose of this report is to identify the compliance status of the design documentation (“new work” & “affected part”) with the following –

- Accessibility provisions of BCA 2015; being Part D3 and Clauses E3.6 and F2.4 of the code; and
- The Disability (Access to Premises – Building) Standards 2010; (*Premises Standards*).

A *Premises Standards* analysis and commentary is offered at report Part 2.0.

A detailed ‘Technical Review and Commentary’ is provided at Part 3.0 of this report, which includes all appropriate technical assessment results & commentary.

1.0 INTRODUCTION

This report provides an accessibility design assessment of the Master Plan re-development of S.C.E.C.G.S. Redlands School, Senior Campus, located on Military Road, Cremorne.

The purpose of this report is to identify the compliance status of the design documentation ("new work" & "affected part") with the following –

- Accessibility provisions of BCA 2015; being Part D3 and Clauses E3.6 and F2.4 of the code; and
- The Disability (Access to Premises – Building) Standards 2010; (*Premises Standards*).

Further to this, the report will identify the "new work" & "affected part" of the building and provide comment in relation to readily apparent compliance departures along with a schedule providing details of the relevant requirements to assist with design progression.

For the purposes of this report the **Stage 1** development identified within the Master Plan has been subdivided into Stages 1A – E in recognition of the means required to maintain normal school activities during the early construction phases of the project. Sub-stages 1A to E are as follows:

- **Stage 1A, Phase 1** – Erection of 7 demountable classroom buildings for relocation of music and performing arts, and relocation of music, staff rooms to 7 and 8 Monford Place;
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- **Stage 1B** – Construction of shell for carpark, for accommodation of temporary music / general classrooms;
- **Stage 1C, Phase 1** – Installation of 7 additional demountable classroom buildings on top of temporary music rooms, and demolition of 7 and 8 Monford Place;
- **Stage 1C, Phase 2** – Construction of forecourt and stormwater relocation, and construction of new Learning Hub;
- **Stage 1D, Phase 1** – Relocation of facilities into the new Learning Hub;
- **Stage 1D, Phase 2** – Completion of carpark and landscaping;
- **Stage 1E, Phase 1** – Relocation of Pastoral Care in the basement Music Hub, and demolition of redundant cottages;
- **Stage 1E, Phase 2** – Construction of new access road and bus parking.

Additionally this report provides commentary relevant to the overall **Master Plan development**, as consists of the following development stages:

- **Stage 2** Sports and Performing Art Centre;
- **Stage 3** Roseby Building, Redlands Hall and Liggins Building refurbishment;
- **Stage 4** Humphery Learning Hub and Resource Centre;
- **Stage 5** Carpark and Open Space.

1.1 Basis of Report

This assessment is based upon –

1. Architectural plans prepared by TKD Architects – Job No. 141111 Drawing Numbers:

Drawing Number	Dated	Drawing Title
AR-MP-0000	24/4/2015	Cover Sheet & Drawing Schedule
AR-MP-1101	24/4/2015	Existing Location Plan
AR-MP-1102	24/4/2015	Existing Site Plan
AR-MP-1104	24/4/2015	Envelope Diagrams
AR-MP-1105	24/4/2015	Envelope Elevations
AR-MP-1106	24/4/2015	Envelope Sections
AR-MP-1107	24/4/2015	Proposed Location Plan
AR-MP-1108	24/4/2015	Proposed Site Plan
AR-MP-1109	24/4/2015	Staging Diagrams 1
AR-MP-1110	24/4/2015	Staging Diagrams 2
AR-MP-2001	24/4/2015	Proposed Masterplan – Basement and Level 1 Plans
AR-MP-2002	24/4/2015	Proposed Masterplan – Level 2 and Level 3 Plans
AR-MP-2003	24/4/2015	Proposed Masterplan – Level 4 and Level 5 Plans
AR-MP-2004	24/4/2015	Proposed Masterplan – Roof Level Plan
AR-MP-2005	24/4/2015	Existing Masterplan – Basement and Level 1 Plans
AR-MP-2006	24/4/2015	Existing Masterplan – Level 2 and Level 3 Plans
AR-MP-2007	24/4/2015	Existing Masterplan – Level 4 and Roof Plan
AR-MP-3001	24/4/2015	Elevations
AR-MP-3002	24/4/2015	Street Elevations
AR-MP-3101	24/4/2015	Sections
AR-DD-0000	24/4/2015	Cover Sheet & Site Plan
AR-DD-1001	24/4/2015	Level 1 Demolition Plan North
AR-DD-1002	24/4/2015	Level 1 Demolition Plan South
AR-DD-1003	24/4/2015	Level 2 Demolition Plan North
AR-DD-1004	24/4/2015	Level 2 Demolition Plan South
AR-DD-1005	24/4/2015	Roof Demolition Plan
AR-DD-2001	24/4/2015	Basement Level Plan
AR-DD-2002	24/4/2015	Level 1 Floor Plan North
AR-DD-2003	24/4/2015	Level 1 Floor Plan South
AR-DD-2004	24/4/2015	Level 2 Floor Plan
AR-DD-2005	24/4/2015	Level 3 Floor Plan
AR-DD-2006	24/4/2015	Level 4 Floor Plan
AR-DD-2007	24/4/2015	Accessible Roof Plan
AR-DD-2008	24/4/2015	Roof Level Plan
AR-DD-2009	24/4/2015	Existing and Demolition in the Monford Place Apartments
AR-DD-2010	24/4/2015	Interim Works in the Monford Place Apartments
AR-DD-3001	24/4/2015	Elevations Sheet 01
AR-DD-3002	24/4/2015	Elevations Sheet 02
AR-DD-3003	24/4/2015	Elevations Sheet 03
AR-DD-3102	24/4/2015	Sections Sheet 02
AR-DD-3101	24/4/2015	Sections Sheet 01
AR-DD-9004	24/4/2015	Basement Level Plan – Stage 1B
AR-DD-1101	24/4/2015	Stage 1 Sub Staging Diagrams 1
AR-DD-1102	24/4/2015	Stage 1 Sub Staging Diagrams 2
AR-DD-2001	24/4/2015	Basement Level Plan
AR-DD-2041	24/4/2015	Demountable Classrooms – Stage 1A to 1B
AR-DD-2042	24/4/2015	Demountable Classrooms – Stage 1C

- The Building Code of Australia 2015 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2015, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.
- Australian Standard AS2890.6-2009 Parking facilities - Part 6: Off-street parking for people with disabilities.

1.2 Limitations of the Report

This report does not assess / include the following –

- Any parts of the BCA not directly referenced in this report.
- Any existing parts of the building(s) not indicated as being part of the “new work” & / or “affected part”
- Standards not directly referenced in this report.
- Disability Discrimination Act 1992 (*DDA focuses on results and does not offer prescriptive compliance options*).
- Work Health & Safety considerations.
- Federal / Local / State planning policies and/or guidelines.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000.
- Does not provide concessions, alternative solutions or exemptions from the requirements of the BCA, other than any directly identified in the Executive Summary of this report.

1.3 BCA Assessment Data

Our understanding of the Building Code of Australia (2015) classification(s) in relation to the subject tenancy is as follows (As confirmed by the BCA Consultant) –

BCA Building Classifications:	Class 9b	(education centre)
	Class 7a	(car park)
	Class 9b	(assembly + school)
	Class 5	(office)

A3.3 Multiple Classification

Where parts have different purposes if not more than 10% of the floor area of a storey, being the minor use, is used for a purpose which is a different classification, the classification applying to the major use may apply to the whole storey.

A1.7 Language

A reference to a building in the BCA is a reference to an entire building or part of a building, as the case requires.

2.0 ASSESSMENT DATA – PREMISES STANDARDS

2.1 Disability (Access to Premises – Buildings) Standards 2010

The Disability (Access to Premises – Buildings) Standards 2010 commenced operation on 1 May 2011, in line with the adoption of the BCA 2011 which was revised to align with the Access Code in the Premises Standards. The overall aim of the Premises Standards is twofold. First it is to provide the building and design industry with detailed information about how they can design and construct their buildings in a way that meets their responsibilities under the DDA. Second it is to improve access to buildings for people with a disability to ensure the greatest possible participation in the social, economic, cultural and political life of the community.

2.2 Premises Standard “Affected Part” Background

In general this Access Code tells those responsible for buildings when and where access is required and then refers to technical specification documents such as Australian Standard 1428.1-2009 to describe how to design and build in an accessible way.

When new building work takes place in an existing building and a building approval is required for that new work (Clause 2.1(4) as shown below defines a new part of a building), the requirements for upgrading access are limited to the area of new work and the ‘affected part’.

2.3 Premises Standards Summary

The following commentary summarises the compliance status of the architectural design in relation to the Premises Standards.

For the proposed building, BCA 2015 applies all new building work. Compliance with BCA 2015 shall ensure compliance with the *Premises Standards* is achieved.

Summary -

As this School is a single tenant, then any future work to the building(s) will trigger the ‘affected part’ and therefore, upgrade of the building entry, to and through to the area(s) of new work will be required.

The Masterplan results in new buildings with compliant access and an access upgrade across the whole school site / grounds, such that at completion of the Masterplan, compliance with the Access Code / Premises Standards will be achieved.

During staged development, access compliance to and throughout the school / buildings will be continually assessed / managed to ensure a compliant level of access is maintained.

3.0 TECHNICAL REVIEW ASSESSMENT & COMMENTARY

The following table details the compliance status of the architectural design in terms of the prescriptive accessibility provisions of BCA 2015, as are contained within Part D3 and Clauses E3.6 & F2.4 of the code.

The table identifies compliance assessment outcomes into one of four (4) categories, as follows –

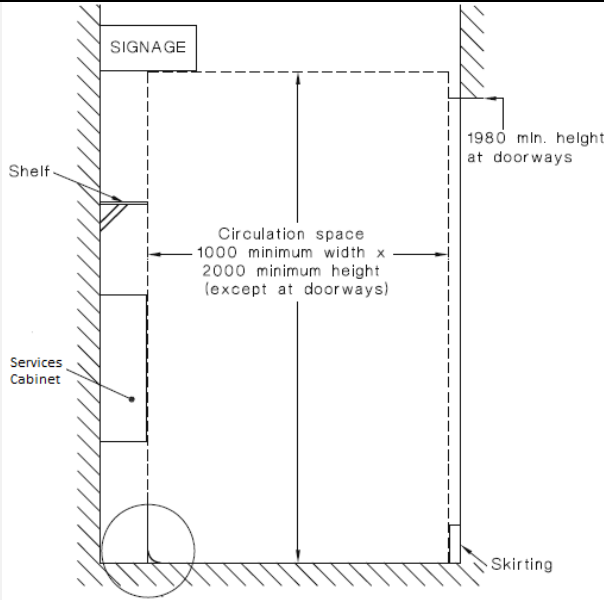
- Complies – BCA design compliance is achieved.
- Does not comply – A BCA compliance departure requires rectification. Resolution options are provided.
- N/A or Informational – Either not applicable or not directly relevant to the project. Detail provided for information purposes only. No action required.
- Design Detail – A detailed commentary is provided within the report. Such instances should not be considered deficiencies, but matters for consideration by the design team / assessment authority at relevant stages of design.

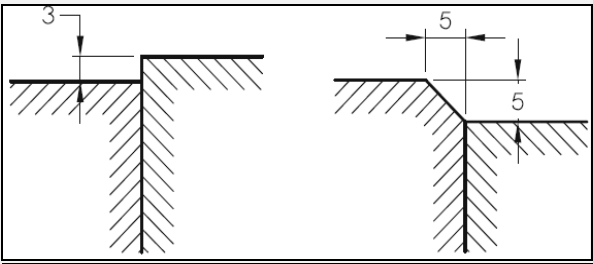
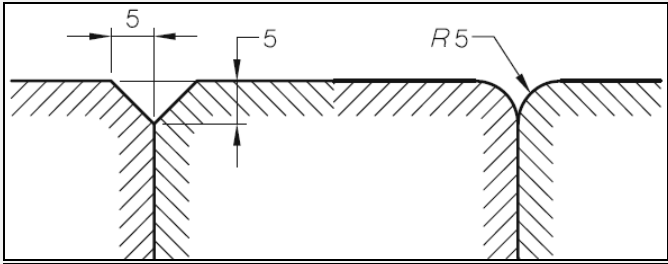
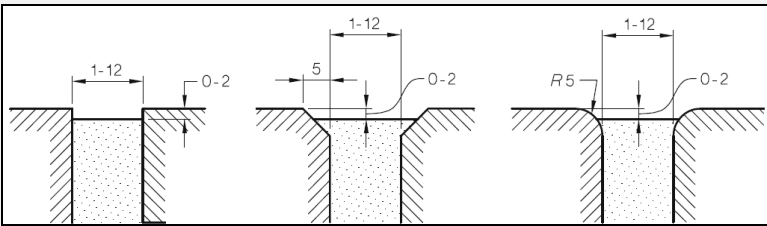
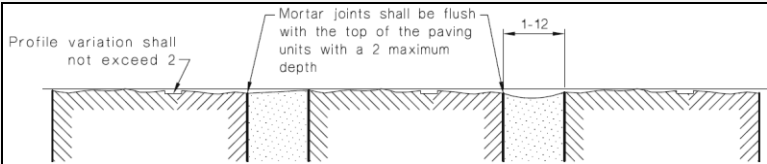
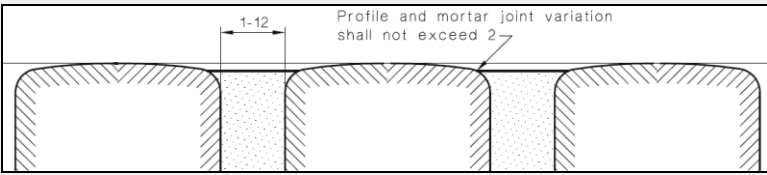
BCA Interpretation Note(s) –

- (i) Readily moveable furniture has been treated as indicative only. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS1428.1 circulation deficiencies.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
SECTION D					
ACCESS & EGRESS					
PART D3 - ACCESS FOR PEOPLE WITH DISABILITIES					
<u>D3.1 - General building access requirements</u> Buildings and parts of buildings must be accessible as required by Table D3.1, as follows: <u>Class 5</u> Access must be provided to and within all areas normally used by the occupants. <u>Class7a</u> Access must be provided to and within the carpark if it contains “ <i>accessible carparking spaces</i> ”. <u>Class 9b</u> Access must be provided to and within all areas normally used by the occupants.				X	Access is required to and throughout the school & buildings in accordance with AS1428.1-2009 as prescribed by Cl. D3.1 of the BCA. All doors along accessways are required to be provided with a clear door opening width of 850mm at a single leaf and the prescribed door circulation space. Due to the open plan nature of new buildings and the wide public corridors, the prescribed door circulation space, turning spaces and the like are readily capable of being accommodated. A thorough assessment of the prescribed circulation spaces shall be undertaken at the detailed design documentation stage. <u>Masterplan</u> The Masterplan indicates compliance capability with new accessible buildings and refurbishment of existing building to satisfy the requirements of this clause. <u>Stage(s)</u> During each of the building stages, the need exists for accessible building(s).

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
					For new buildings, compliance is readily achievable. For existing buildings to be refurbished and where the Premises Standards 'affected part' is triggered, the need may exist for <i>BCA Alternative Solutions</i>, as the extent of access may not comply in some instances with the prescriptive requirements of this clause. A <i>BCA Alternative Solution</i> shall be pursued to demonstrate compliance with the BCA Performance Requirements and placing reliance upon (among other things) – ▪ Specific function/ use/ management of the buildings. ▪ Management is use plan. ▪ Enhanced way-finding signage. ▪ Suitable provision elsewhere at the school for the services and functions performed in this building. <i>BCA Alternative Solution(s)</i> shall be performed at the relevant Construction Certificate design phase(s) for each project stage. Compliance is readily achievable with the BCA Performance Requirements at each of the relevant design stages. <u>Summary</u> Compliance is readily achievable with the BCA Performance Requirements at each of the relevant design stages. In this regard, the following summary of AS1428.1-2009 requirements for accessways is provided to assist the project team during detailed design &/or construction.
<u>Summary of AS1428.1-2009 Requirements for accessways</u> <u>Continuous accessible path of travel –</u> All paths of travel shall achieve unobstructed heights and widths in accordance with cl. 6 of AS 1428.1 – see diagram below for detail.					

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
					
Doorways / Doors – (i) All doorways shall have a minimum luminance contrast of 30% between – ▪ door leaf and door jamb; ▪ door leaf and adjacent wall; ▪ architrave and wall; ▪ door leaf and architrave; ▪ door jamb and adjacent wall. (ii) The minimum width of the area of luminance contrast shall be 50mm, (iii) Door hardware should be generally located between 900-1100mm from the floor and be of lever type with a clearance between the handle and the door face at the centre of the handle being not less than 35mm and not more than 45mm in accordance with AS1428.1-2009, (iv) Doors shall have a clear opening width of 850mm. (v) Door handles and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch. (vi) 'D' type handles shall be provided on sliding doors. (vii) Any snibs shall have a lever handle of a minimum length of 45 mm from the centre of the spindle. (viii) For doors (other than fire doors and smoke doors) where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the 20N, (ix) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door, (x) The location of controls for doors and gates above a level surface shall be provided as per Clause 13.5.3. (xi) Manual controls for power-operated doors shall be located no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position. (xii) Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface. Floor or ground surfaces on continuous accessible paths of travel and circulation spaces – (i) A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The					

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability. (ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows – 0 ±3mm vertical change in level – <i>see Figure 1</i> 0 ±5mm change in level provided the edges have a beveled or rounded edge to reduce the likelihood of tripping – <i>see Figure 2</i> - Various tolerances for raked joint pavers – <i>see Figure/s 3a - level surfaces, 3b - irregular surfaces & 3c - domed surfaces.</i>  Figure 1  Figure 2  Figure 3a – For continuous paving units – level surfaces  Figure 3b – For continuous paving units – irregular surfaces  Figure 3c – For continuous paving units – domed surfaces (iii) Where carpets or any soft flexible materials are used on the ground or floor surface – - The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm, - Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge, - At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded beveled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm. (iv) Matting recessed within an accessible path of travel – - Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or beveled, above or below the surrounding surface; and - Where of a mat or carpet type material, shall have the fully compressed surface level with or above					

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or beveled. <u>Switches and Controls –</u> (i) All new switches and controls, other than power points, shall be located not less than 900mm nor more than 1100mm above the finished floor and not less than 500mm from internal corners. (ii) Rocker action and toggle switches shall be provided an accordance with Clause 14.2 in accessible residential sole-occupancy units.					
<u>D3.2 - Access to Buildings</u> An accessway must be provided to a building required to be accessible: - From the main points of pedestrian entry at the allotment boundary; and - From another accessible building connected by a pedestrian link; and - From any required accessible carparking space on the allotment. An accessway must be provided through the principal pedestrian entrance, and: - through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and - in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. - Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.				X	Access is required from the main points of pedestrian entrance at the allotment boundary to the building and from the accessible carparking spaces. <u>Masterplan</u> The Masterplan incorporates numerous accessible site entries and satisfies the requirements of this clause. Each of the new buildings shall incorporate an accessible entry and will be interconnected via other buildings via an accessible path of travel. <u>Stage(s)</u> During each of the building stages, the need exists for and compliance is readily achievable to provide accessible site and building entries. <u>Summary</u> At the relevant Construction Certificate stage(s), we shall review / confirm the compliance for proposed site & building entries. Compliance is readily achievable. Where prescriptive BCA compliance is not achievable, we confirm our ability to offer <i>BCA Alternative Solution(s)</i> to demonstrate compliance with the BCA Performance Requirements and placing reliance upon (among other things) – - Specific function/ use/ management of the buildings. - Management is use plan. - Enhanced way-finding signage. We refer to the AS1428.1-2009 summary at Clause D3.1 & D3.3 to assist the design team with detailed design and/or construction.
<u>D3.3 - Parts of buildings to be accessible</u> In a building required to be accessible: every ramp & walkway (except fire-				X	All stairs and ramps (other than required fire-isolated stairs and ramps) are to be design detailed to comply with the relevant

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<i>isolated</i>) must comply with Clause 10 of AS1428.1-2009; - every stairway (<i>except fire-isolated</i> must comply with Clause 11 of AS1428.1-2009; - All fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009. - accessways must have passing spaces complying with AS1428.1 at max 20m intervals where a direct line of sight is not available; and - turning spaces complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue travelling along the accessway, and at max. 20m intervals along the accessway. - the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shall be 11mm, 4mm and 15 mm respectively.					requirements of Clause 10 and 11 of AS1428.1-2009. Proposed stairs and ramps are to be design detailed at the Construction stage. Compliance is readily achievable. Passing and turning spaces are readily capable of being incorporated into the design at the Construction stage. Compliance is readily achievable. The following Clause 10 & Clause 11 summary of AS1428.1-2009 is provided to assist the project team during detailed design &/or construction.

Summary of AS1428.1-2009; Clause 10 & 11 Requirements (Ramps & Stairs)

Clause 10.2 – Walkways

Walkways shall comply with the following:

- The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
 - Kerb in accordance with Figure 18.
 - Kerb rail and handrail in accordance with Figure 19.
 - A wall not less than 450 mm in height.
- Landings at top and bottom and at:
 - 25m intervals or less for 1:33,
 - 15m intervals or less for 1:20,
- For walkways shallower than 1 in 33, no landings are required.

Clause 10.3 – Ramps

Ramps shall comply with the following:

- Max 1:14 gradient for ramps exceeding 1.9m,
- Gradient constant throughout with max. 3% tolerance and max 1:14 gradient,
- Landings at top and bottom and at:
 - 9m intervals or less for 1:14,
 - 15m intervals or less for 1:20,
- Change in direction to have 90° angle of approach as per Figure 13,
- Handrails on each side as per Clause 12,
- Set back min. 900mm from boundary,
- Intersections at internal corridors to be set back min. 0.4m,
- Handrails to extend min. 300mm horizontally past transition point at top and bottom, except where inner handrail is continuous at intermediate landings,
- Kerbs and kerb rails on both sides at min. height of 65mm, not be between 75mm and 150mm high and

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have no gaps or slots greater than 20mm within the range of 75mm to 150mm, ▪ Kerbs and kerb rails to be located so that ramp-side face is either flush or no greater than 100mm away from handrail (Figure 19), min. 150mm high if handrails has vertical posts (Figure 19 a, b, c), and be min. 200mm between 65mm-75mm kerb to support posts (Figure 19 d). <u>Clause 10.5 - Threshold ramps</u> ▪ Threshold ramps at doorways to have a max. rise of 35mm, max length of 280mm, max gradient of 1:8 and be located within 20mm of the door leaf. ▪ Edges of the threshold ramp shall be tapered or splayed at max 45° if not abutting a wall. <u>Clause 10.6 - Step ramps</u> ▪ Step ramps shall have max. rise of 190mm, max. length of 1.9m, max. gradient of 1:10. ▪ Edges of the step ramp to have 45° splay where there is pedestrian traffic or otherwise be protected by suitable barrier such as a min. 450mm wall or kerb / kerb rail with open balustrade. ▪ Step ramps to have slip-resistant surfaces. <u>Clause 10.8 - Landings</u> Landings for walkways (up to 1:33) and ramps shall comply with one of the following: ▪ min. 1.2m if no change in direction as per Figure 25(A), ▪ min. 1.5m where change in direction not exceeding 90° internal corner to be truncated for min. 500mm in both directions as per Figure 25(B), ▪ 180° turn, landing as per Figure 25(C). ▪ Landings for step ramps shall be min. 1.2m in length as per Figure 22(A) and (B). Where a change in direction, the length of the step ramp landing to be min. 1.5m as per Figure 22(A). At doorways, landings as per Clause 13.3 for circulation spaces at doorways shown in Figure 25(D). ▪ Landings at kerb ramps shall be min. 1.2m in length, or 1.5m X 2.0m at 'T' junctions. Where a single change in direction is required, landings to be min. 1.5m X 1.5m. <u>Clause 11.1 - Stair construction</u> Stairs to be constructed as follows: ▪ Set back min. 0.9m from boundary, ▪ Where intersection is at an internal corridor, the stair to be set back as per Figure 26(A), ▪ Have opaque risers, ▪ Nosings shall not project beyond the face of the riser and the riser may be vertical of 25mm backwards splay, ▪ Nosing profiles to have a sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm, ▪ 50mm – 75mm strip to full length of nosing, set back a max. 15mm from the front of the nosing, with a 30% min. luminance contrast. If not set back, luminance contrast to extend down the riser by max 10mm. ▪ TGSIs installed as per AS1428.4.1. <u>Clause 11.2 - Stairway handrails</u> Handrails to be continuous throughout the stair flight and around landings and have no obstructions 0.6m above, and as follows: ▪ Design & construction as per Clause 12, ▪ Installed both sides, ▪ No vertical sections and shall follow angle of the stairway nosings, ▪ Extend at bottom of stairs one stair tread depth and min. 300mm horizontally, (300mm extension not required if handrail is continuous, ▪ Dimensions of heights of handrails taken vertically from the nosing or landing to the top of the handrail.					

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<u>Clause 12 - Handrails</u> Design and construction to comply with: ▪ Handrails and balustrades shall not encroach into required circulation, ▪ Circular or elliptical cross-section, not less than 30mm or more than 50mm for more than 270°. Elliptical handrails to have greater horizontal dimensions, ▪ Exposed edges or corners have min. radius of 5mm, ▪ Top of handrail to be between 865mm and 1.0m above nosing or landing, ▪ Height to be constant throughout, ▪ If balustrade is required at a height greater than the handrail, both shall be provided, ▪ Handrails to be securely fixed and rigid with ends turned through a total of 180°, or to the ground, or returned fully to end post or wall face (Figures 26 C and D), ▪ Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm, ▪ Handrails to have no obstructions to the passage of a hand along the rail, ▪ Inside handrail at landings to always be continuous as per Figure 28(a).					
<u>D3.4 - Exemptions</u> An area where access would be inappropriate because of the particular purpose for which the area is used, or would pose a health or safety risk for people with a disability; is not required to be accessible.			X		Exemptions are to be reviewed on a case by case basis and when detailed design is achieved. Although, we do highlight that the following parts of the building are generally capable of being offered access exemptions (not exhaustive): ▪ Kiln room. ▪ Dark room. ▪ Light lock. ▪ Lift pit over run. ▪ Store rooms. ▪ Plant rooms. ▪ Main switchroom.
<u>D3.5 - Accessible carparking</u> Accessible carparking spaces complying with AS2890.6-2009 must be provided in accordance with Table D3.5 in a Class 7a building required to be accessible and on the same allotment as a building required to be accessible.				X	2x accessible car parking spaces are provided to the carpark and satisfies the requirements of this clause. Suitable spatial allowance is readily available to achieve compliance with AS2890.6-2009. <u>General</u> A bollard shall be provided at the center of the shared zone and set back 800mm ±10mm from the front of the space. An accessway is required from the accessible parking space to the passenger lift. Refer to Clause D3.1 for accessway design detail. Compliance is readily achievable. The following summary of the requirements of AS2890.6 are provided to assist the design team during detailed design &/or construction.
<u>Summary of AS2890.6-2009</u>					

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<u>Clause 2.3 – Pavement slope & surface</u> - Accessible parking space and shared zones are to have a firm plane surface with a fall not exceeding 1:40 in any direction (1:33 if the surface is a bituminous seal and the parking space is out of doors). - These areas shall have a slip-resistant surface. <u>Clause 2.4 – Headroom</u> - The path of vehicular travel from the car park entrance to all accessible parking spaces and from those spaces to the car park exit shall have a minimum headroom of 2200 mm. - The headroom above each dedicated space and adjacent shared area, measured from the level of the dedicated space shall be a minimum of 2500 mm. For an angle parking space the headroom of the front of the space and its adjacent shared area may be reduced to lie within the profile shown in Figure 2.7. <u>Clause 3.1 – Space identification</u> Each dedicated space shall be identified by means of a white symbol of access in accordance with AS 1428.1 between 800 mm and 1000 mm high placed on a blue rectangle with no side more than 1200 mm, placed as a pavement marking in the centre of the space between 500 mm and 600 mm from its entry point as illustrated in Figure 3.1. <u>Clause 3.2 – Space delineation</u> - Pavement markings specified in Items (a) and (b) of this Clause shall be yellow and shall have a slip resistant surface. Raised pavement markers shall not be used for space delineation. - Pavement markings shall be provided as follows: (a) Dedicated parking spaces shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall. (b) Shared areas shall be marked as follows: (i) Walkways within or partly within a shared area shall be marked with unbroken longitudinal lines on both sides of the walkway excepting any side delineated by a kerb, barrier or wall. (ii) Other vacant non-trafficked areas, which may be intentionally or unintentionally obstructed (e.g. by unintended parking), shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall, and marked with diagonal stripes 150 to 200 mm wide with spaces 200 mm to 300 mm between stripes. The stripes shall be at an angle of 45 ±10 degrees to the side of the space. (iii) No shared area markings shall be placed in trafficked areas.					
<u>D3.6- Signage</u> Accessible buildings must have signage to comply with AS1428.1-2009 and as follows – - braille and tactile signage incorporating the international symbol of access or deafness, must identify each sanitary facility and space with hearing augmentation system; and - identify each door required by Clause E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor number; - signage incorporating the international symbol of access or deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers; - signage in accordance with AS1428.1 must				X	Signage shall be installed in this project as necessary, but shall include as a minimum: - identify each door required by Clause E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor number; - signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify left or right handed use; - directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. - Accessible and ambulant sanitary facility signage. All signage is to be design detailed to comply

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be provided for accessible unisex sanitary facilities to identify left or right handed use; ▪ signage to ambulant accessible facility must be on the door of the facility; ▪ directional signage where a pedestrian entrance is not accessible, ▪ directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility.					with the relevant requirements of Specification D3.6. In this regard, the following Specification D3.6 summary is provided to assist the project team.
<u>Summary of Specification D3.6; Braille and tactile signs</u> <u>Part 2 – Location of braille and tactile signs</u> Signage must be designed and installed as follows: ▪ Braille and tactile components located not less than 1.2m or greater than 1.6m; ▪ Single line signs to have tactile characters not less than 1.25m or greater than 1.35m; ▪ Signs identifying room features or facilities located on wall on the latch side of the door with edge of sign 50mm to 300mm from the architrave (or on the door itself if not possible to have adjacent). ▪ Signs identifying a door required by E4.5 to be provided with an exit sign, must be located on the side that faces a person seeking egress, and on the wall on the latch side of the door with the leading edge of the sign located between 50mm and 300mm from the architrave (or on the door itself if not possible adjacent). <u>Part 3 – Braille and tactile sign specification</u> ▪ Tactile characters to be raised or embossed to a height between 1mm and 1.5mm; ▪ Sentence case must be used, with 15mm to 50mm high characters for capitals and 50% high for the lower case; ▪ Tactile characters, symbols and the entire sign / frame to have rounded edges; ▪ The entire sign including characters, background, negative space or fill of signs to be matt or low gloss finish; ▪ Min. letter spacing to be 2mm; ▪ Min. word spacing to be 10mm; ▪ Thickness of letter strokes between 2mm and 7mm and of Arial typeface; ▪ Tactile text to be left justified (excluding single words). <u>Part 4 – Luminance contrast</u> ▪ Background, negative space and fill to be min. 30% luminance contrast to the mounted surface, ▪ Tactile characters icons & symbols to be min 30% luminance contrast to the background or mount surface, ▪ Luminance contrasts must be met under the lighting conditions of its surrounds. <u>Part 5 – Lighting</u> Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read. <u>Part 6 – Braille</u> ▪ Grade 1 braille (uncontracted) as per Australian Braille Authority, ▪ Raised and domed, and left justified, ▪ Located 8mm below bottom line of text, ▪ Solid arrow, if arrow provided, ▪ On signs with multiple lines, semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text.					

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D3.7 - Hearing augmentation Hearing augmentation system must be provided where an inbuilt amplification system (other than emergency warning) is installed: ▪ In a room in a Class 9b building; or ▪ Meeting room, conference room, auditorium, or room for judicatory purposes; or ▪ At any ticket office, tellers booth, reception area or the like, where the public is screened from the service provider. If provided in the form of an induction loop, it must cover no less than 80% of the floor of the room served. If in the form of receivers, it must cover no less than 95% of the floor of the room served with a minimum of two (2) in any case, but depending on number of people accommodated. Any screen or scoreboard in a Class 9b capable of displaying public announcements must be capable of supplementing any public address system, other than one used for emergency warning purposes only.				X	Where an inbuilt amplification system is proposed (other than one for emergency warning only); system coverage details are required to be provided to ensure a suitable hearing augmentation system is provided. Compliance is readily achievable. Details can form part of Construction Certificate documentation.
D3.8 - Tactile ground surface indicators (TGSi) Accessible buildings must have TGSi's complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 to warn blind or vision impaired people of approaching stairways (other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.				X	TGSi's are to be provided to – ▪ any overhead obstruction less than 2m above floor level. ▪ top and bottom of all stairways and ramps (except fire-isolated stairways). ▪ where an accessway meets a vehicular way adjacent to any pedestrian entrance to a building.
D3.9 - Wheelchair seating spaces in Class 9b assembly buildings Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with Table D3.9. Table D3.9 prescribes the number of wheelchair seating spaces to be allocated, for a total of 151-800 fixed seating spaces – 3 accessible spaces, plus 1 additional accessible space for each additional 50 seats or part thereof in excess of 150 seats. Grouping and location are to be as follows – ▪ Not less than 1 single space; and ▪ not less than 1 group of 2 spaces; and				X	Numerous assembly building portions of the building incorporate the need for wheelchair seating spaces. Spatial allowance is available to readily provide the necessary accessible wheelchair seating spaces. Detail is necessary of the proposed seating at the Construction Certificate phase, such that we can review / confirm the suitability of the number and location of accessible wheelchair seating spaces. Compliance is readily achievable.

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not more than 5 spaces in any other group.					
D3.10 - Swimming pools Not less than one means of accessible water entry/exit in accordance with Specification D3.10 for each swimming pool required by Table D3.1 to be accessible. Where a swimming pool has a perimeter of more than 70 m in length, at least one accessible water entry/exit must be provided by means of – - a fixed or movable ramp and an aquatic wheelchair; or - a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or - a platform swimming pool lift and an aquatic wheelchair.				X	Stage 4 incorporates a swimming pool. The swimming pool perimeter is greater than 40m and is therefore required to be provided with at least one means of accessible entry/exit in accordance with this clause and Specification D3.10. Compliance capability readily exists. Detail of proposed accessible entry / exit to be provided. See the following Specification D3.10 summary for pool entry/exit options to assist the design team during design progression / construction.
D3.11 - Ramps On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	X				The ramps indicated on plan do not exceed a total rise of 3.6m. No overlapping landings at step ramps occur.
D3.12 - Glazing on an accessway Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line. The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level. Any contrasting line on the glazing 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.				X	Any such glazing on an accessway must be clearly marked in accordance with AS 1428.1-2009.
SECTION E SERVICES AND EQUIPMENT					
PART E3 LIFT INSTALLATIONS					
E3.6 - Passenger lifts Every passenger lift must: be one of the types identified in Table E3.6a,				X	The passenger lift(s) must: be one of the types identified in Table E3.6a, subject to the limitations on use

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subject to the limitations on use specified in the Table; and ▪ have accessible features in accordance with Table E3.6b; and ▪ not rely on a constant pressure device for its operation if the lift car is fully enclosed.					specified in the Table; and ▪ have accessible features in accordance with Table E3.6b; and ▪ not rely on a constant pressure device for its operation if the lift car is fully enclosed. The proposed passenger lift(s) shall have the following features – (i) Handrail complying with the mandatory handrail provisions of AS1735.12, (ii) Lift floor dimensions not less than 1400mm x 1600mm where the lift travels <i>more than 12m</i>; (iii) Lift floor dimensions not less than 1100mm x 1400mm where the lift travels <i>less than 12m</i>; (iv) Minimum clear door opening complying with AS1735.12, (v) Passenger protection system complying with AS1735.12, (vi) Lift landing doors at the upper landing, (vii) Lighting in accordance with AS1735.12, (viii) Audible and visual information in accordance with BCA Table E3.6b, (ix) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. The lift(s) shall be detail designed to ensure compliance with the above and AS1428.1. Compliance is readily achievable. A design compliance certificate should be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards and provided at the Construction Certificate stage. Compliance is readily achievable and will be addressed at the relevant Construction Certificate phase.
SECTION F HEALTH AND AMENITY					
PART F2 SANITARY AND OTHER FACILITIES					
<u>F2.4 - Accessible sanitary facilities</u> In a building required to be accessible: ▪ Accessible unisex sanitary compartments				X	Accessible and ambulant sanitary facilities are to be provided throughout the school / new work in accordance with this clause.

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must be provided as per Table F2.4(a), ▪ Accessible unisex showers must be provided as per Table F2.4(b), ▪ At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. ▪ An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. ▪ Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. ▪ Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible. ▪ An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex.					<u>Masterplan</u> The Masterplan incorporates numerous banks of sanitary facilities and the ability readily exists to incorporate the required allocation of accessible and ambulant sanitary facilities. <u>Stage(s)</u> During each of the building stages, the extent of available accessible sanitary facilities shall be reviewed for compliance, having regard to later staging of new accessible facilities. <u>Summary</u> At the relevant Construction Certificate stage(s), we shall review / confirm the compliance of available accessible sanitary facilities. Compliance is readily achievable. Where prescriptive BCA compliance is not achievable, we confirm our ability to offer <i>BCA Alternative Solution(s)</i> to demonstrate compliance with the BCA Performance Requirements and placing reliance upon (among other things) – ▪ Specific function/ use/ management of the buildings. ▪ Management is use plan. ▪ Enhanced way-finding signage. An assessment of the number of sanitary accessible facilities required has not been undertaken at this stage, as the total number of school occupants and facilities is not currently known. We highlight the necessity for accessible showers to sports venues &/or where other showers / locker rooms are provided. Compliance is readily achievable. The distribution of left hand and right hand accessible sanitary facilities are provided as evenly as possible. Ambulant sanitary facilities are required to be provided at each bank of sanitary facilities. Fixtures and fittings within the accessible sanitary facilities shall comply with AS1428.1-2009. In this regard and to offer detail to the project

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					team, the following summary of AS1428.1-2009 requirements for accessible & ambulant sanitary facilities is provided.
Summary of AS1428.1-2009 requirements for Accessible & Ambulant Sanitary Facilities <u>Water Taps</u> – Must have: ▪ Taps shall have lever handles, sensor plates or other similar control, ▪ Lever handles to be min. 50mm clear from adjacent surface, ▪ Where hot water is provided, the water to be delivered through the mixing spout. <u>WC pan clearances</u> ▪ WC pan clearance including set-out, seat height and seat width as per Figure 38 of AS1428.1. <u>Seat</u> – As follows: ▪ full round type with minimal contours, ▪ be securely fixed when in use, ▪ seat fixings that create lateral stability, ▪ load rated to 150kgs, ▪ min. luminance contrast of 30%. <u>Backrest</u> – As follows: ▪ be capable of withstanding 1100 N, ▪ height to the lower edge of backrest to the top of the WC pan of 120mm to 150mm, ▪ vertical height of 150mm-200mm and a width of 350mm and 400mm, ▪ front edge of the centre of the backrest to be at an angle of 95o to 100o. <u>Flushing control</u> ▪ Flushing controls shall be user activated, either hand operated or automatic. Hand-operated controls to comply with Figure 40, or on the centre-line of the toilet within the vertical limit zone. Controls within this zone shall not be within the area required for grabrails. ▪ Controls shall be proud of the surface and activate the flush before being level with the surrounding surface. <u>Toilet paper dispenser</u> ▪ Toilet paper dispenser to be located within zone specified in Figure 41. Dispenser shall not encroach on required grabrail clearances. <u>Grabrails</u> ▪ Concealed, high level cisterns or flush valves require a continuous grabrail across the rear wall and the side wall closest to the pan as per Figure 42. ▪ Low-level non-concealed cistern or flush valves require the grabrail to terminate each side of the cistern as per Figure 42. <u>Circulation space</u> – Shall be as per Figure 43 of AS1428.1-2009, except for the following intrusions: ▪ Toilet paper dispenser, ▪ Grabrails, ▪ Washbasins with 100mm intrusion, ▪ Hand dryers and towel dispensers, ▪ Soap dispensers, ▪ Shelves, ▪ Wall cabinets with 150mm intrusion, mounted between 0.9m and 1.25m, ▪ Clothes hanging devices,					

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- Portable sanitary disposal units (Figure 43), - Other wall mounted fixtures with 150mm intrusion, mounted between 0.9m and 1.25m. - The overlapping of circulation space shall be in accordance with Clause 15.6. <u>Baby change tables</u> - Where installed, baby change tables shall not encroach into the required circulation space when in the folded position and have a max height of 820mm with clearance underneath of min. 720mm when open. <u>WC doors</u> - To be either hinged or sliding, - Outward-opening doors shall have a mechanism to hold in the closed position without the use of a latch, - Doors provided with an in-use indicator and a bolt or catch. If fitted with a snib, the snib handle is to be min. length of 45mm from the centre of the spindle. - Latch mechanism are to be openable from the outside in the case of an emergency. - Force required as per Clause 13.5.2(e), - Door handles and hardware as per Clause 13.5. <u>Washbasins for unisex accessible sanitary facilities</u> - A hand-washing facility shall be provided inside the toilet cubicle <u>Washbasins</u> – As follows: - Shall be located inside the cubicle, - Washbasin outside pan circulation, - Water taps as per Clause 15.2.1, - Exposed hot water supply pipes to be insulated or located so as not a hazard, - Projection of washbasins from wall and taps, bowl and drain outlet as per Figures 44 (A) and (B), - Water supply pipes and waste outlets not to encroach on required clear space under basin. - Each washbasin fixture to have unobstructed circulation space as per Figure 46, or Figure 45 for SOU's. <u>Mirrors</u> - Mirror to be located above or adjacent to washbasin. - Where provided, a vertical mirror with a reflective surface not less than 350mm wide to extend from a height not less than 0.6m to not more than 1.85m. - In an accessible residential unit, the mirror to be centred over the washbasin. <u>Shelves</u> – To be provided adjacent to washbasin, as follows: - A vanity top at a height of 800mm-830mm and min. width of 1200mm and depth of 300mm-400mm without encroaching circulation space, - A separate fixture, within any circulation spaces at a height of 0.9m-1.0m, and external to all circulation space 0.79m-1.0m. <u>Soap dispensers, towel dispenser and similar fittings</u> - Soap and towel dispensers and hand dryers shall be operable by one hand and installed so the operative component or outlet between 0.9m and 1.1m and no closer than 0.5m from an internal corner. <u>Clothes-hanging devices</u> - A clothes-hanging device shall be installed 1.2m to 1.35m high and not less than 0.5m from an internal corner. <u>Sanitary disposal unit</u> - Where provided, sanitary disposal units to be as per Figure 43 for portable units or 0.5m from the pan for					

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recessed units. <u>Switches and general purpose outlets</u> - Where provided near the washbasin, switches and GPOs to be located as per Clause 14 and as close to the shelf as possible. <u>Showers</u> - Shower recesses and circulation space to a height not less than 0.9m as per Figure 47. Grabrails, shower hose fittings, taps, soap holder, shelf and seat are the only fixtures permitted in these spaces. <u>Circulation spaces in accessible sanitary facilities</u> - Circulation spaces in accessible sanitary facilities shall be in accordance with Clause 15.2.8 and Figures 43-47 and 50. - Circulation spaces, including door circulation space, may be overlapped. - Fixtures shall not encroach circulation space except: - Washbasin in WC circulation as per Figure 43, - Washbasin in shower circulation as per Figure 50, - Washbasin in door circulation as per Figure 51(A) and 51(B). - Clearances beneath washbasin as per Clause 15.3. <u>Summary of AS1428.1-2009 requirements for Ambulant Sanitary Facilities</u> <u>General</u> - Ambulant sanitary facilities shall be in accordance with Figures 53(A) and 53(B). <u>Grabrails</u> - Grabrails shall be installed in accordance with Clause 17 and Figure 53(A). <u>Doors</u> - Doors to sanitary compartments for people with ambulant disabilities shall have openings with a minimum clear width of 700 mm, and shall comply with Figure 53(B). - Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside. <u>Coat hook</u> - A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor.					

4.0 CONCLUSION

This report has provided an accessibility design assessment of the Master Plan re-development of S.C.E.C.G.S. Redlands School, Senior Campus, located at 272 Military Road, Cremorne.

The outcome of the report highlights that the current design may contain some minor prescriptive compliance departures with the DtS provisions of the BCA, however, such may be readily resolved by BCA Alternative Solution(s) or minor design changes, as nominated at Part 3.0 of this report at the relevant Construction Certificate design phase.

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