vista access architects

State Significant Development Application

ACCESS REPORT

Reference Number: 23320

Client: Catholic Schools Broken Bay (CSBB)

Site Address: Eileen O'Conner Catholic School, 84 Gavenlock Road, Mardi NSW

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Planning Secretary's Environmental Assessment Requirements

Development Details

Application No:	SSD-67173718
Project Name:	New Eileen O'Connor Catholic School
Location:	84 Gavenlock Road, Mardi NSW 2259 Lot 9 Section 4 DP3368 within Central Coast
Applicant:	Catholic Schools Broken Bay

The following documentation has been prepared to support the State Significant Development Application for the above project and in accordance with the Planning Secretary's Environmental Assessment Requirements (SEARS) dated 19th February 2024 as follows:

	Issue and Assessment Requirements	Relevant Section of this Report
4.	**Built Form and Urban Design:**	
	Assess how the development complies with the relevant accessibility requirements.	The development complies with the spatial requirements of Access Code of Disability (Access to Premises-Building) Standards 2024, and the Disability Access relevant sections of Building Code of Australia.

Executive Summary and Design Compliance Statement

This Access Compliance Report is to accompany a State Significant Development Application (SSDA) for the development proposed at **Eileen O'Conner Catholic School, 84 Gavenlock Road, Mardi NSW 2259**

The development is within Central Coast Council LGA and proposes **a New Building.**

The development proposes a school for secondary and primary students with 2 accessible parking spaces.

The development has building classification as detailed below:

- Class 9b (assembly building, school)

This report is based on the relevant components of:

- Building Code of Australia (BCA) 2022, Volume 1- Performance requirements of D1P1, D1P2, D1P8, D1P9, E3P4, F4P1 and Parts D4, E3 and F4 (where applicable)
- Disability (Access to Premises-Building) Standards 2024 (henceforth referred to as APS)
- AS1428.1-2021 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.
- AS1735-1999 Lift types included in the BCA including Part 12: Facilities for persons with disabilities

The assessment of the proposed development has been undertaken to the extent necessary to issue SSDA consent under the Environmental Planning and Assessment Act. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.

By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2024, and the Disability Access relevant sections of Building Code of Australia.

The information contained in this statement is true and accurate to the best of our knowledge.
Our qualifications and accreditations are listed below.

Assessed by	Peer reviewed by
Trin Woo *Access Consultant* *ACAA Affiliate Membership number 776*	Farah Madon *Accredited Access Consultant and LHA Assessor* *ACAA Accredited Membership number 281* *Qualified- Diploma in Access Consulting* *LHA Assessor Licence number 10032*

Relevant Dates:

Fee proposal, number FP-FP-230318 dated **2-05-2023**. Fee proposal was accepted by Client on **11-07-2024**

Assessed Drawings:

The following drawings by Stanton Dahl Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
A0251	P5	14-03-2025	Floor Plan Lower Ground
A0252	P6	14-03-2025	Floor Plan Ground
A0253	P6	14-03-2025	Floor Plan Level 1

Document Issue:

Issue	Date	Details
Draft 1	26-03-2024	Issued for Architect's review
Issue A	30-01-2025	Issued for SSDA (Finalised by AP)
Issue B	4-02-2025	Issued for SSDA (Updated by FM)
Issue C	12-02-2025	Issued for SSDA (Updated by AP)
Issue D	20-03-2025	Issued for SSDA (Updated by AP)

Limitations and Copyright information:

This report is based on discussions with the project architect and a review of drawings and other relevant documentation provided to us. No site visit was undertaken for the purposes of this report.

This assessment is based on the provided drawings and not based on constructed works; hence the assessment will provide assurance of compliance only if all the recommendations as listed in this report are complied with and constructed in accordance with the requirements of the current BCA, AS1428.1, AS2890.6 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on classification/use of the building. If the class of the building changes to any other building class, this access report will have to be updated accordingly.

Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder shall allow for construction tolerances.

Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

This report is does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We will use our best judgement regarding LHA assessments. However, we are not to be held responsible if another licenced LHA assessor comes to a different conclusion about compliance, certification, or allocation of a particular Quality mark to us as several items in LHA are subject to interpretation.

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder shall take full responsibility that the requirements listed in this report are met and the construction and slip resistance shall be as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586/ HB197/ HB198 and any other applicable regulation and Australian Standard

Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

Development consists of new building/s and therefore compliance is required to full development

BCA 2022 Part D4 Access for People with a Disability
D4D2 General building Access requirements

Requirement

Class 9b - Schools and early childhood centres.

- To and within all areas that are normally used by the occupants.

Compliance Complies

Comments

- Access has been provided to and within all areas required to be accessible.
- All common use accessway widths are to be a minimum of 1M clear measured from skirting to skirting (increases to comply with door circulation spaces where doorways provided) with vertical clearance of at least 2M

- Access has been provided to each of common use areas. Where common use areas have a common use kitchen / laundry / craft sinks / BBQ area there to achieve minimum accessibility provide:
  - A minimum clear depth of 1540mm (for minimum length of 2070mm) forward of any common use kitchen / laundry / craft sinks / BBQ benchtop
  - a long lever tap, to any provided sink with part of the lever arm being within 300mm from the front edge of the benchtop
  - a (30x30mm switch size) double GPO fully within 300mm from the front edge of the benchtop.

Additional advisory note for any common use kitchens/laundry/craft sinks or BBQ areas (where provided)

- It is recommended that kitchen / BBQ areas could be made partially accessible by providing a workspace of 900mm width next to the sink/cooktop/BBQ as vacant space (without cabinetry under the bench top)

Advisory note for Reception tables (where provided)

- It is recommended that a lower section for a width of 900mm could be provided to be able to be used by a person in a wheelchair. Height of the FFL (finished floor level) to the top of the table to be 850+/-20mm and height of clearance beneath the unit from the FFL to be 820+/-20mm

Details to be verified at CC stage of works.

BCA 2022 Part D4D3 Access to buildings

Requirement

Accessway is required from:
- Main pedestrian entry at the site boundary for new buildings.
- Any other accessible building connected by a pedestrian link.
- Accessible car parking spaces.

Compliance Complies with spatial requirements

Comments
- Level Access has been provided from the main pedestrian entry at the site boundary.
- Access has been provided from accessible car parking spaces by means of accessible pathways

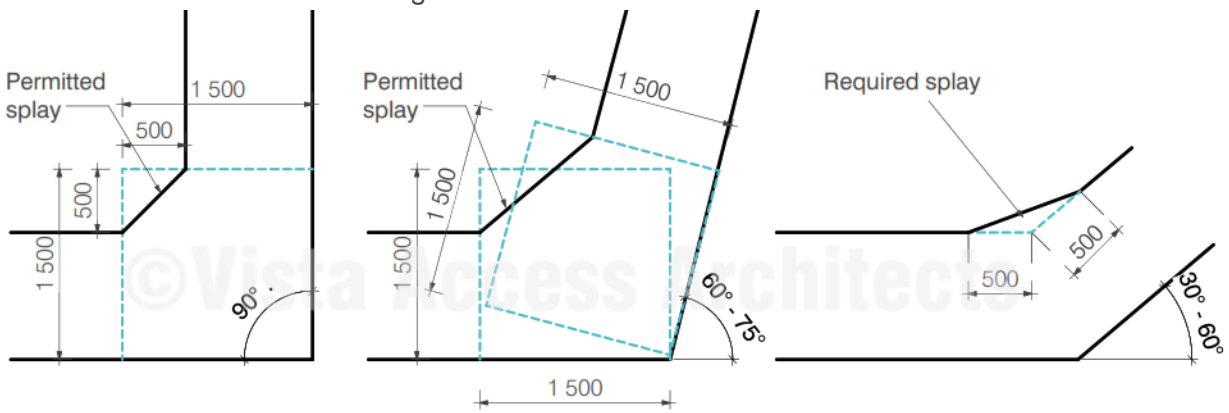
Details to be verified at CC stage of works.

Requirement

Common use External Walkway / Pedestrian access requirements as per AS1428:
- Accessible path of travel to have a gradient no steeper than 1 in 20 and a cross fall no steeper than 1:40 (1:33 for bitumen).
- For 1:20 grade walkways, 1200mm flat landings are required every 15M.
- The floor surface abutting the sides of the walkway to be provided with a firm and level surface (of a different material) at the same level and grade of the walkway and extend horizontally for a minimum of 600mm unless one of the following is provided: kerb, kerb-rail and handrail or wall of minimum 450mm height.
- At 60 to 90-degree bends in pathways provide a 1500mmx1500mm space with maximum 500mm splay permitted at internal corner.

Compliance Complies with spatial requirements

Comments
Details to be verified at the CC stage of works.

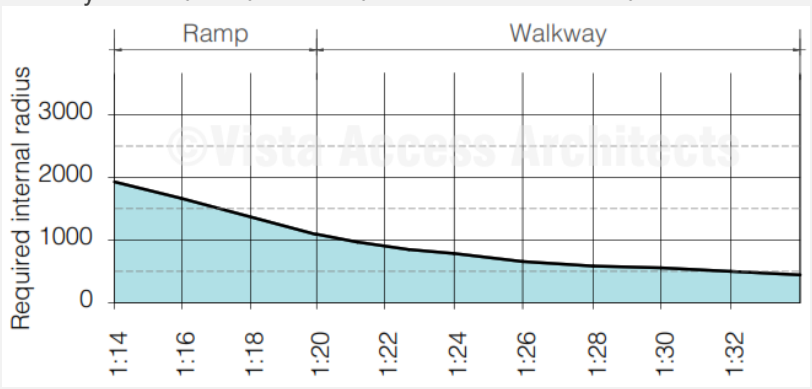


[Image description: Spatial requirements of walkways with bends as per AS1428.1]

Requirement

Requirements for Curved walkways, ramps, and landings
Curved ramps, walkways and landings shall comply with the following:

- The gradient of curved ramps and walkways shall comply with AS1428.1 as shown below
- Landings shall comply with AS1428.1
- The length of a curved ramp shall be measured horizontally along its centreline.
- Curved ramps and walkways shall have a clear width of not less than 1500 mm.
- Any crossfall shall be towards the centre of curvature.



[Image description: Internal radius required for curved walkways and ramps as per AS1428.1]

Compliance Complies with spatial requirements

Comments

Details to be verified at the CC stage of works.

Requirement

Common use floor or ground surfaces

- Use slip-resistant surfaces
- The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- Abutment of surfaces is to have a smooth transition.
- Construction tolerances to be +/- 3mm vertical or +/-5mm, provided the edges have a bevelled or rounded edge (See diagrams below)
- Where timber decking and boardwalks are provided it is recommended that AS1428.1-2021 requirements be followed.

Grates if used in the accessible path of travel are required to comply with the following:

- Circular openings maximum of 13 mm in diameter
- Slotted openings maximum of 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel
- Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel

Compliance Capable of compliance

Comments

Details to be verified at the CC stage of works.

Requirement

Accessway is required through:

- Principal pedestrian entry; and
- Not less than 50% of all pedestrian entrances; and
- In building with floor area over 500m², a non-accessible entry must not be located more than 50M from an accessible entry.

Compliance Complies

Comments

All pedestrian entries have been designed to be accessible.

Requirement

All common use doorways to comply with AS1428.1
Where accessible pedestrian entry has Multiple doorways:

- At least 1 to be accessible if 3 provided
- At least 50% to be accessible, if more than 3 provided
- Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)

Doorway requirements

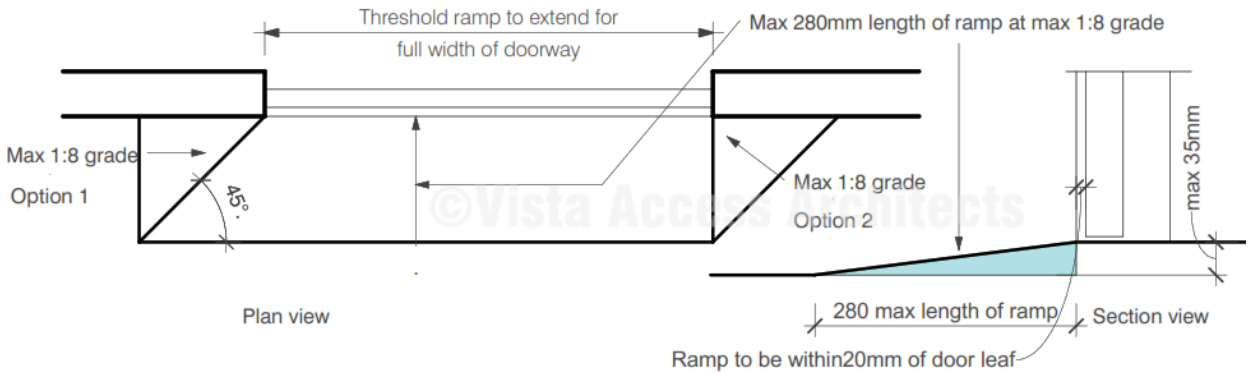
- All common use doorways in the development within accessible path of travel (other than doorways non-accessible sanitary facilities) to have a clear opening of at least 850mm with appropriate door circulation spaces in accordance with AS1428.1. In case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.
- Ambulant toilet cubicle door to have a clear door opening of 700mm.
- Space required for door circulation spaces to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space).
- Door thresholds are to be level, or they can incorporate a doorway threshold ramp with a maximum grade of 1:8, for maximum rise of 35mm and a maximum length of 280mm and located within 20mm of the door leaf, with edges to be tapered or splayed at a minimum of 45° where it does not abut a wall.
- Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building.
- Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
- Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1
- Luminance contrast requirements to doorways and other glazed areas to comply with AS1428.1
- Distance from the door surface to the adjacent wall must not be more than 300mm in depth
- Apart from main entry door and doors to any accessible toilets, the door handle height requirements can be varied if required for Childcare centres, swimming pool barriers or similar situations where the location of the opening and locking controls is prescribed by the relevant statutory authority.

Compliance Complies with spatial requirements

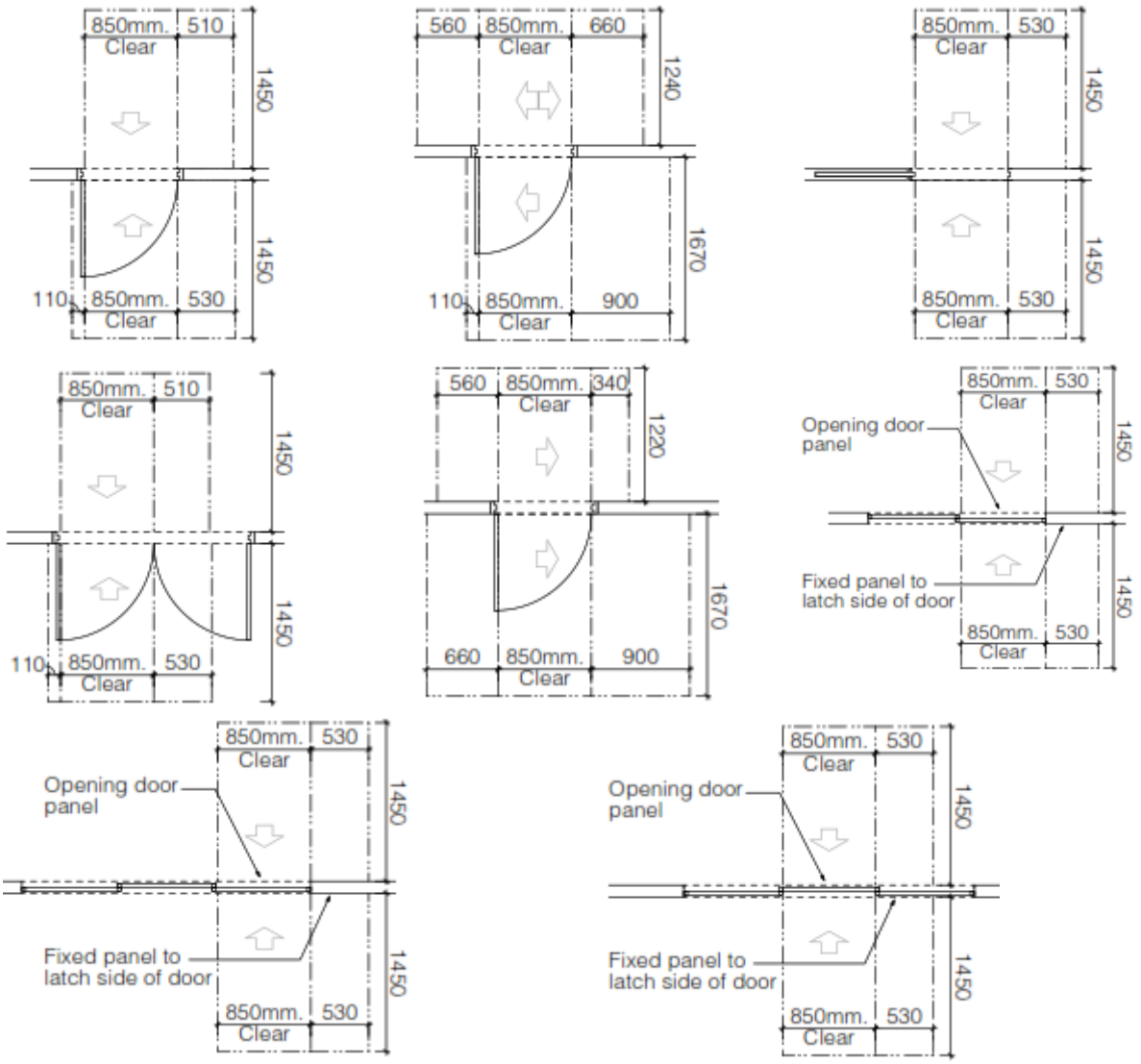
Comments

Note: Additional clear open doorways sizes may apply to Adult change facilities / changing places facilities.

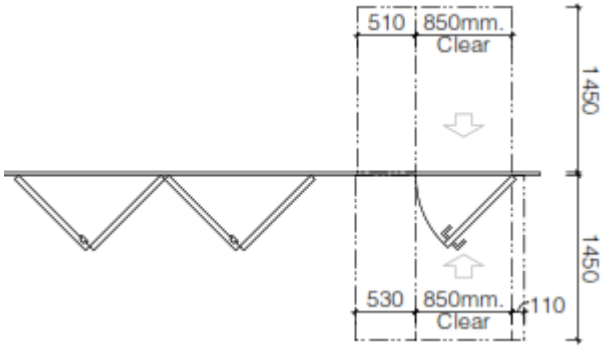
Details to be verified at the CC stage of works.



[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1]

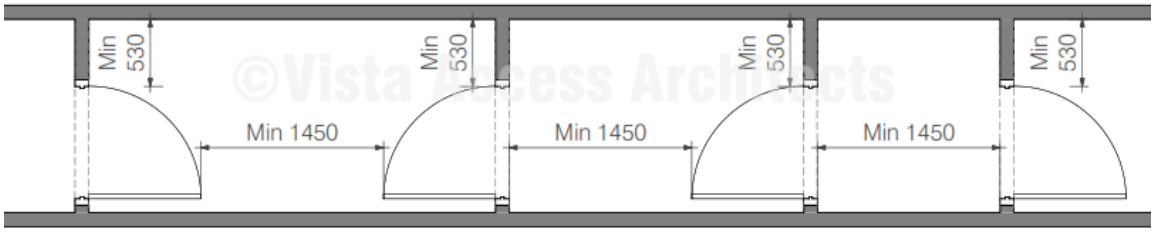


[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1 for clear opening of 850mm]



Where bi-fold doorways have been provided, one door panel is to be provided such that it can be used as an 850mm clear opening hinged door with door circulation spaces as per AS1428.1

[Image description: Bi-fold type doorway showing provision of a hinged door]



Distances in between airlocks to provide for a minimum 1450mm clear of door swing and minimum latch side space as shown in following diagram.

[Image description: Circulation spaces required in airlocks in a required accessible path of travel]

BCA 2022 Part D4D4 Parts of buildings required to be accessible

Requirement

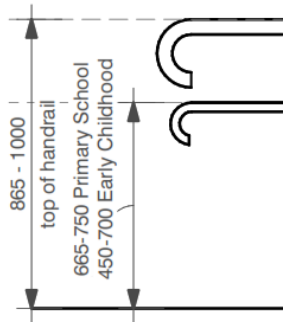
Every common use **Ramp** with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with AS1428.1, including (but not limited to):

- Maximum gradient of 1:14 with 1.2M flat landings at top, bottom and at maximum 9M of ramp and appropriate turning spaces as required by AS1428.1.
- 1M clear width to be provided between handrails / kerb / kerbrails. (curved ramps to be min 1.5M width between handrails / kerb / kerbrails with crossfall towards the centre of curvature) and located at height between 865mm-1000mm above FFL (finished floor level)
- AS1428 compliant handrails and kerbs to be provided on both sides with appropriate extensions

Compliance Complies with spatial requirements

Comments

Detailed features will be assessed with the requirements of AS1428.1 at the CC stage of works.



In a Class 9b building used as a primary school or a building that contains an early childhood centre in addition to the above handrail provide a handrail (measured above nosing and landings):
(A) fixed at a height between 665mm and 750mm in a primary school; and
(B) with a cross-sectional dimension between 16mm- 45mm as measured in any direction across its centre, fixed at a height between 450-700mm in a Class 9b early childhood centre.
[Image description: Handrail heights for primary school/ early childhood centre]

Requirement

Step ramp if provided in common use areas is to be compliant with AS1428.1 and NCC/BCA

Compliance N/A

Comments

This type of ramp has not been identified in the development.

Requirement

Kerb ramp if provided in common use areas is to be compliant with AS1428.1 including;

- Maximum grade of 1:8, maximum height of 190mm, maximum length of 1520mm

Landings as per AS1428.1

Compliance Complies with spatial requirements

Comments

Detailed features will be assessed with the requirements of AS1428.1 at the CC stage of works.

Requirement

Every **Stairway** in common use areas (excluding fire-isolated stairway) is to be compliant with AS1428.1 including;

- Handrails to be provided on both sides with 1M clearance between them and located at consistent height, between 865mm-1000mm above FFL, with no vertical sections.
- Either provide handrail extensions or offset first riser going up at mid landings
- Opaque risers required with nosing to have a sharp intersection or rounded or chamfered to 5mm.
- Handrails to extend a minimum of 300mm horizontally past the nosing on the top riser. At the bottom of the stairs the handrail is to extend at least one tread depth parallel to the line of the nosing, plus a minimum of 300mm horizontally from the last riser.

Compliance Capable of compliance

Comments

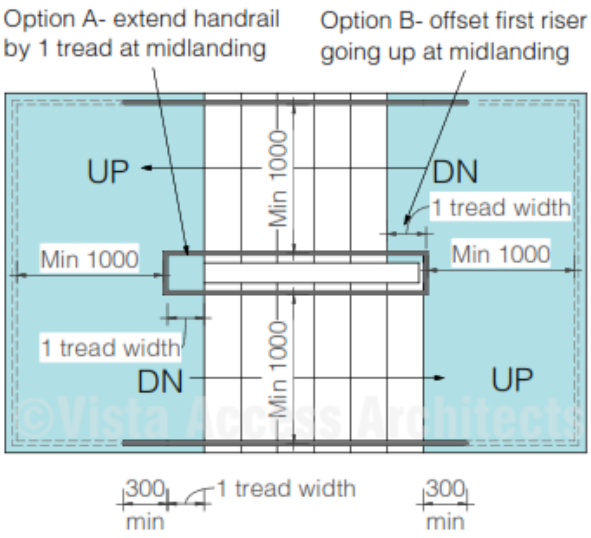
Where this type of stairway is provided, the details of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.

Note: In some cases, the stairway from the basement to the ground floor level is considered to be non-fire-isolated, in which case full compliance will be required as per AS1428.1. Verify with the BCA consultant if this is the case.

Note: For stairways with 90˚ to 180˚ turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings so that no vertical sections are created in the handrails. This applies to both non- fire-isolated and fire-isolated stairways.

Note: In a Class 9b building used as a primary school or a building that contains an early childhood centre in addition to the above handrail provide a handrail (measured above nosing and landings):
(A) fixed at a height between 665mm and 750mm in a primary school; and

(B) with a cross-sectional dimension between 16mm- 45mm as measured in any direction across its centre, fixed at a height between 450-700mm in a Class 9b early childhood centre.

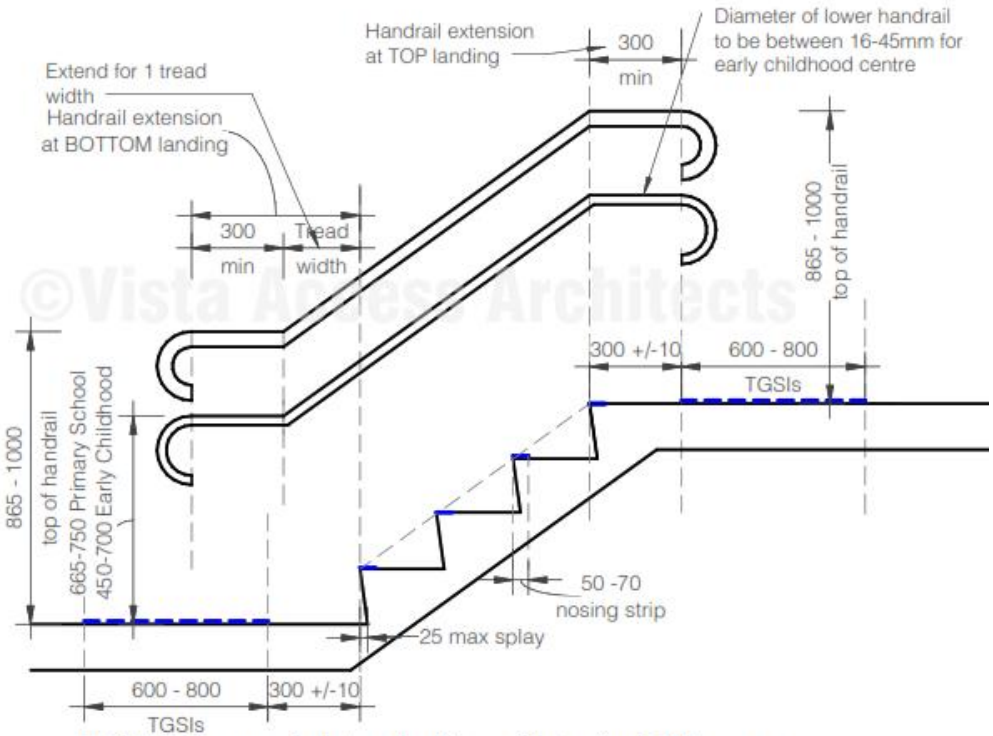


[Image description: Diagram shows the requirements for handrails, nosing strips and TGSIs for non-fire-isolated stairways]

In a Class 9b building used as a primary school or a building that contains an early childhood centre in addition to the above handrail provide a handrail (measured above nosing and landings)
(A) fixed at a height between 665mm and 750mm in a primary school; and

(B) with a cross-sectional dimension between 16mm- 45mm as measured in any direction across its centre, fixed at a height between 450-700mm in a Class 9b early childhood centre.

[Image description: Handrail heights for primary school/ early childhood centre]



600-800 TGSIs are required where the distance of the landing is 3000mm or more.
For landings less than 3000mm, reduce the width of TGSIs to 300-400

Requirement

Every **Fire-isolated Stairway** is to be compliant with AS1428.1 as required

Compliance N/A

Comments

This type of stairway has not been identified in the development.

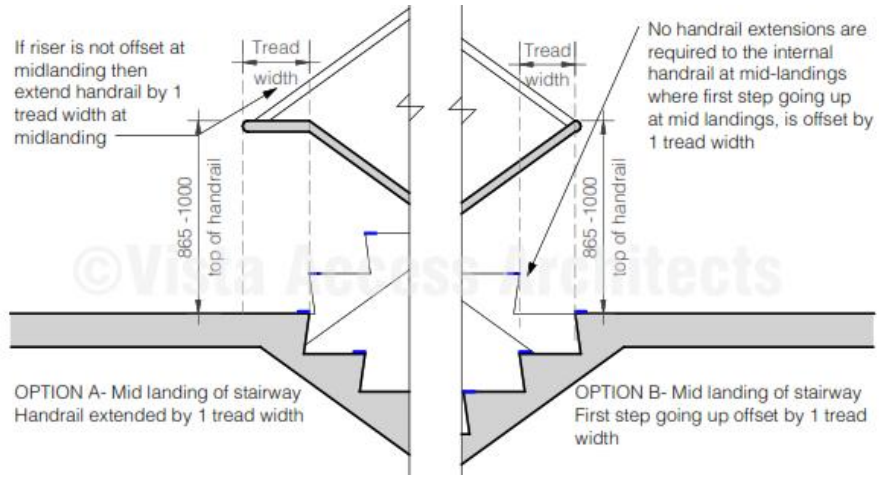
Requirement

Handrail requirements at mid landings
Option A- Handrails to extend a minimum of 300mm horizontally past the nosing
Option B- Handrail to extend at least one tread depth parallel to the landing before turning

Compliance Capable of compliance

Comments

Details to be verified at CC stage of works.



[Image description: Diagram shows the requirements for handrails at mid landings of both fire-isolated and non-fire-isolated stairways]

Requirement

Nosing for common use fire-isolated and non-fire-isolated stairways require the following:

- Each tread to have a nosing strip between 50mm-75mm depth (of any one colour) for the full width of the stair, which can be setback for a maximum of 15mm from the front of the nosing.
- Multiple strips making up the 50mm-75mm depth is NOT permitted.
- This strip is to have a minimum luminance contrast of 30% to the background and to comply with any change in level requirements if attached on the treads.
- Where the nosing 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 10mm

Compliance Capable of compliance

Comments

Detailed features of the nosing strips will be assessed with the requirements of AS1428.1 at the CC stage of works.

Requirement

Slip resistance to comply with BCA 2022, Table D3D15 and AS2890.6 when tested in accordance with AS4586.
BCA 2022 Table D3D15 Slip –resistance requirements when tested in accordance with AS4586:

Application (common use areas)	Surface conditions	
	Dry	Wet
Ramp (and accessways to accessible parking spaces) steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Accessways to accessible parking spaces not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface for ramps and stairways	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4
Accessible parking spaces and shared areas	P3 or R10	P4 or R11

HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces

Compliance Capable of compliance

Comments

For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586 at CC stage of works.

Requirement

Every **Passenger lift** is to comply with the requirements of **BCA 2022, E3D7**.

Compliance Capable of compliance

Comments

This has been assessed further in the report in the Lifts section. Refer to Lifts section.

Requirement

Passing spaces requirement
It is a requirement to provide passing spaces in common use accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.

Compliance Complies with spatial requirements

Comments

Adequate passing spaces have been provided

Requirement

Turning spaces requirement
It is a requirement to provide turning spaces in common use accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).

Compliance Complies with spatial requirements

Comments

- Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway.
- Where the passageway is more than 20M long and therefore a space of 1540mmx2070mm provided at maximum 20M intervals.
- A space of 1540mmx2070mm is also required / provided in front of all passenger lift doors.

Details to be verified at CC stage of works.

Advisory note
Where furniture layouts have been decided in developments, ensure that 1M clear space is available around all furniture and that a turning space of 1540mmx2070mm (in the direction of travel) is provided in areas where travel is no longer possible and a person in a wheelchair would be required to make a 180˚ turn

Requirement

Carpet specifications
Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.

Compliance Capable of compliance

Comments

Applies only if carpets are provided in the common use areas
Details to be verified at CC stage of works.

BCA 2022 Part D4D5 Exemption

Requirement

Access is not required to be provided in the following areas:

- Where access would be inappropriate because of the use of the area
- Where area would pose a health and safety risk
- Any path which exclusively provides access to an exempted area

Compliance For information only

Comments

Areas such as lift machine rooms, fire services room, commercial kitchens, areas in childcare centres such as nappy change room or cot rooms etc or exclusive staff use areas in storage facilities. in the development are exempted from providing access under this clause due to WHS concerns.

Where a caretaker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.

BCA 2022 Part D4D6 Accessible Carparking

Requirement

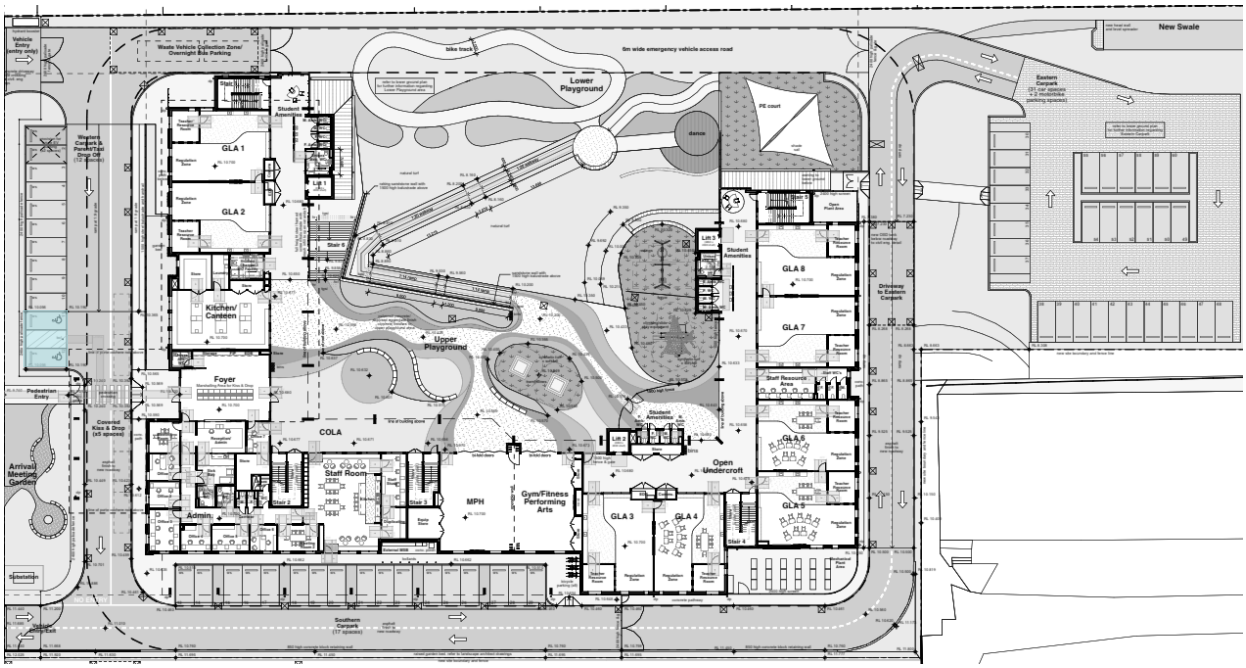
Class 9b

- School - 1 Accessible car parking space per 100 spaces provided
- Other assembly building - 1 Accessible car parking space per 50 spaces provided and then additional 1 Accessible car parking space per additional 100 spaces provided

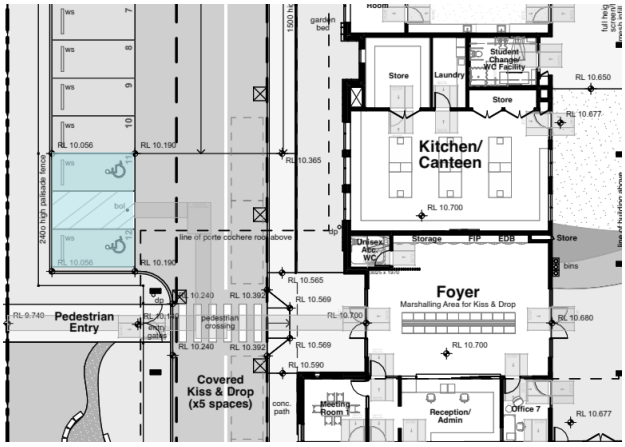
Compliance Complies

Comments

Total number of Accessible parking spaces required in the development = 1
Total number of Accessible parking spaces provided in the development = 2



[Image description: Proposed site plan above shows the provision of Accessible parking spaces]



[Image description: Accessible parking spaces in front of the proposed building]

AS2890.6-2009 requirements for Accessible car parking space

Requirement

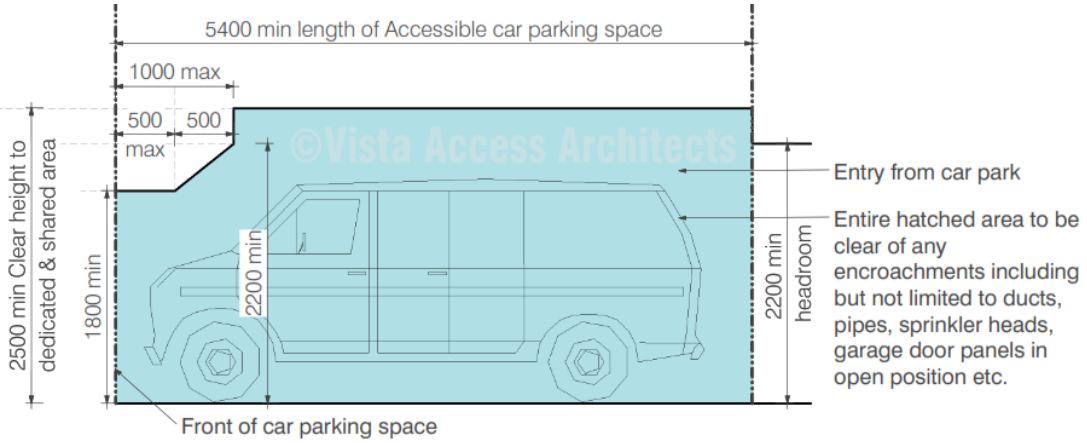
Angle Parking AS 2890.6-2009

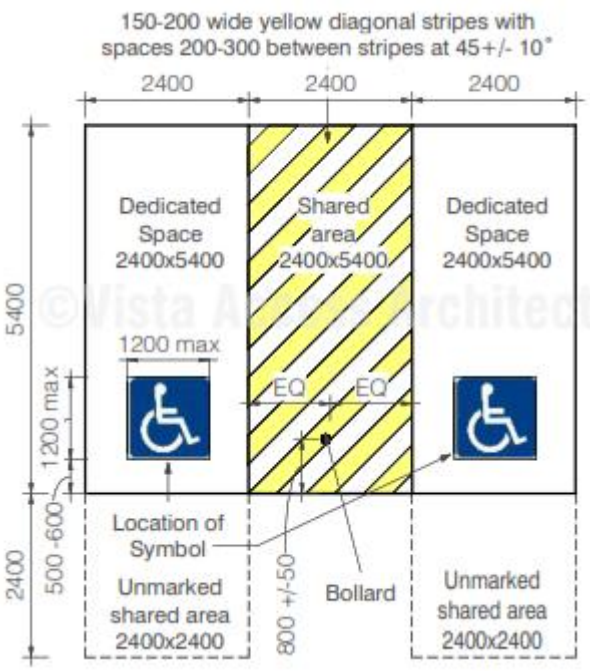
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors.
- Central Bollard in shared space at 800+/-50mm from entry point.
- Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking is not to be provided where the space is allocated to an Adaptable unit).
- Minimum headroom of 2.2M at entrances and 2.5M is required over shared space as well as dedicated spaces.
- Non-trafficked area of the shared space to have yellow marking strips at 45˚, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
- Accessible parking spaces, shared areas and the pavement marking shall have slip resistance of P3/R10 in dry and P4/R11 in wet conditions.

Compliance Complies with spatial requirements

Comments

Details to be verified at CC stage of works.





[Image description: Diagram showing spatial requirements of AS2890.6-2009 including line marking, symbol and bollard requirements]

Additional recommendations as per AS2890.6-2022 (not currently mandatory):

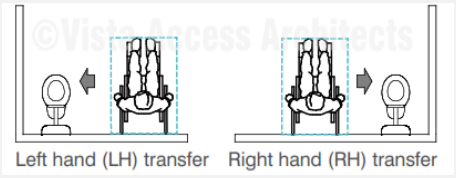
Dedicated Bollard to have a height of minimum 1300mm with a minimum 300mm retro-reflective colour band, located at minimum 900mm in height above car parking floor that provides minimum 30% luminance contrast to the pavement

BCA 2022 Part D4D7 Signage

Requirement

Braille and Tactile signage are required to identify Accessible Sanitary facilities

[Image description: Diagram to help choose the correct signage based on LH/RH transfer]



International sign of access is required to signage to all accessible sanitary facilities (excluding SOUs within Class 1b or Class 3) and signage is required to identify if facility is for LH (left hand transfer) or RH (right hand transfer)

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Braille and Tactile signage are required immediately outside an airlock or doorway that leads to separate male, female and accessible toilets.

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Braille and Tactile signage are required to identify Ambulant Sanitary facilities

Place sign on ambulant toilet cubicle door.
[Image description: Image of Signage]

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Braille and Tactile signage is required to identify Hearing Augmentation

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works

Requirement

Braille and Tactile signage is required to identify a Fire exit door required by BCA2022, E4D2 by stating the 'Exit' and 'Level', followed by either the floor level number or floor level descriptor or a combination of both of the above and located on the side that faces a person seeking egress

[Image description: Image of Signage The "?" shown in image is to be replaced with the floor level where the door is located]

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Signage is required to a non-accessible pedestrian entrance

Compliance Capable of compliance

Comments

All pedestrian entrances have been designed to be accessible.

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.
Directional signage incorporating the international symbol of access as per AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Signage is required to a single hand pushing action device (example manual control button to an automated doorway) where the latch operation device is not located on the door leaf itself

Compliance N/A

Comments

No automated doors have been identified on the plans.

Requirement

Directional signage complying with BCA 2022 Specification 15 must be provided at the location of each—

i. bank of sanitary facilities; and
ii. accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.
iii. *Arrow is indicative only and needs to point in the direction of the accessible toilet on side*

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

All signage is required to be as per BCA 2022 Specification 15 **Braille and Tactile Signs**
This includes location of signage, specifications in regard to braille and tactile characters, luminance contrast and lighting.

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

BCA 2022 Part D4D8 Hearing Augmentation

Requirement

Hearing Augmentation requirements

- Where Hearing Augmentation is provided in form of an **induction loop**, it must be provided to not less than 80% of the floor area.
- Where Hearing Augmentation is provided in form of a **system that uses receivers**, it must be provided to not less than 95% of the floor area. The number of receivers:

For up to 500 persons	1 receiver per 25 persons or minimum of 2
For between 500-1000 persons	20 receivers + 1 per 33 persons over 500 persons
For between 1000-2000 persons	35 receivers + 1 per 50 persons over 1000 persons
For over 2000 persons	55 receivers + 1 per 100 persons over 2000 persons

A **screen or scoreboard** associated in Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning only.

Compliance Capable of compliance

Comments

Details to be verified at CC stage of works.

BCA 2022 Part D4D9 Tactile ground surface indicators (TGSIs)

Requirement

TGSIs are required when approaching:

- Stairways other than fire-isolated stairways.
- Escalators / passenger conveyor / moving walk.
- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps).
- Under an overhead obstruction of <2M if no barrier is provided.
- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location).

Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.

Compliance Capable of compliance

Comments

TGSI selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.

BCA 2022 Part D4D12 Limitations on Ramps

Requirement

On an accessway:
- A series of connected ramps must not have a combined vertical rise of more than 3.6M;
- And a landing for a step ramp must not overlap a landing for another step ramp or ramp.

Compliance Complies with spatial requirements

Comments

Compliance is met

BCA 2022 Part D4D13 Glazing on Accessways

Requirement

Glazing requirements:
- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip
- The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.

Compliance Capable of compliance

Comments

Glazing strips are required to be provided to full height glazed areas (doors and windows)

Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and details are to be verified at CC stage of works.

BCA Part F Accessible Sanitary Facilities
BCA 2022 Part F4D5 Accessible Sanitary facilities

Requirement

Accessible unisex toilet is to be provided in accessible part of building such that;
- It can be entered without crossing an area reserved for 1 sex only
- Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations
- Even distribution of LH and RH facilities
- An accessible facility is not required on a level with no lift / ramp access.

Compliance Complies

Comments

9 accessible toilets have been provided in the development.
Spatial requirements for the toilets are the same for LH and RH transfer and therefore this is easily achievable at CC stage of works.

BCA 2022 Part F4D6 Accessible unisex sanitary compartments

Requirement

Class 9b

- 1 unisex Accessible toilet on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks

Compliance Capable of compliance

Comments

The following common use sanitary facilities have been identified in the development

Location	Unisex Accessible facilities			
	LH	LH + Shower	RH	RH + Shower
Lower Ground Level				
Unisex accessible toilet on Lower Ground Level	☒	☐	☐	☐
Ground Level				
Unisex accessible toilet on Ground Level (Opposite to GLA 8)	☐	☐	☒	☐
Unisex accessible toilet on Ground Level (Foyer)	☒	☐	☐	☐
Unisex accessible toilet on Ground Level (Admin and reception wing)	☐	☐	☐	☒
Unisex accessible toilet on Ground Level (Admin and reception wing)	☒	☐	☐	☐
Unisex accessible toilet on Ground Level (Opposite to GLA 1)	☒	☐	☐	☐
Level 1				
Unisex accessible toilet on Level 1 (Opposite to GLA 20)	☒	☐	☐	☐
Unisex accessible toilet on Level 1 (Opposite to GLA 9)	☐	☐	☒	☐
Unisex accessible toilet on Level 1 (Staff Resource Area)	☐	☐	☒	☐

BCA 2022 Part F4D7 Requirements for Accessible unisex showers

Requirement

Class 9b
When BCA requires provision of 1 or more showers, then 1 for every 10 showers.

Compliance Capable of compliance

Comments

The following common use sanitary facilities are provided in the development

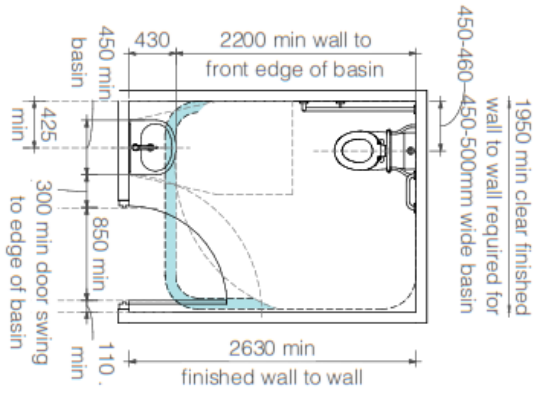
Location	Unisex Accessible facilities			
	LH	LH + Shower	RH	RH + Shower
Ground Level Unisex accessible toilet on Ground Level (Admin and reception wing) Accessible showers have also been provided in changing places facilities.	☐	☐	☐	☒

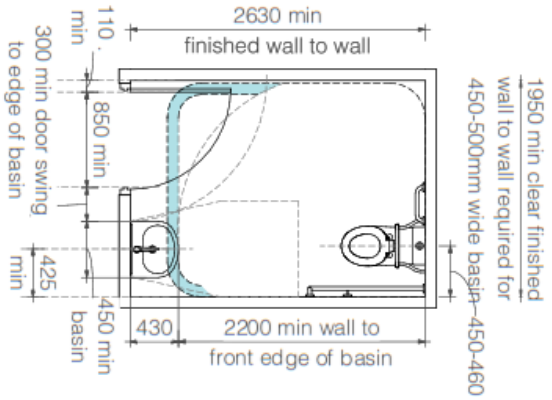
Requirement

Accessible unisex toilet is to be designed in accordance with AS1428.1

Compliance Complies with spatial requirements

Comments





Detailed features of the accesible toilet will be assessed at the CC stage of works

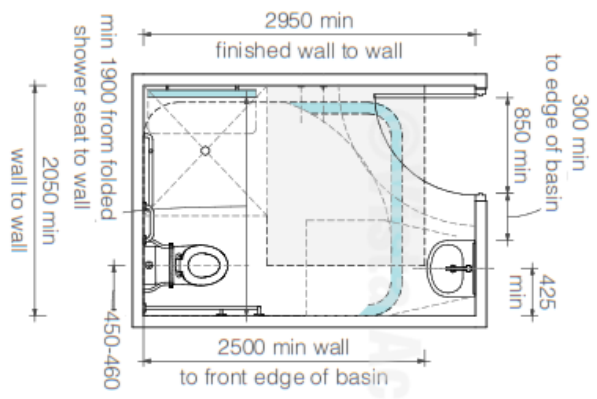
Requirement

Showers for Accessible use are to be designed in accordance with AS1428.1

Compliance Complies with spatial requirements

Comments

Detailed features of the Accessible shower will be assessed at the CC stage of works



Requirement

Ambulant use male / **female toilets** are to be provided if an additional toilet to the Accessible unisex toilet is provided

Compliance Complies with spatial requirements

Comments

The following ambulant toilets have been provided

Location	Ambulant toilets		
	Male ambulant	Female ambulant	Unisex Ambulant
Lower Ground Level			
On Lower Ground Level (Secondary school wing)	☒	☒	☐
Ground Level			
On Ground Level (Secondary school wing, Student Amenities next to Lift 1)	☒	☒	☐
On Ground Level (Admin and Reception wing, Staff WCs)	☒	☒	☐
On Ground Level (Primary school wing, Student Amenities next to Lift 2)	☒	☒	☐
On Ground Level (Primary school wing, Student Amenities next to Lift 3)	☒	☒	☐
Level 1			
On Level 1 (Secondary school wing, Student Amenities next to Lift 1)	☒	☒	☐
On Level 1 (Primary school wing, Student Amenities next to Lift 2)	☒	☒	☐
On Level 1 (Primary school wing, Student Amenities next to Lift 3)	☒	☒	☐

Requirement

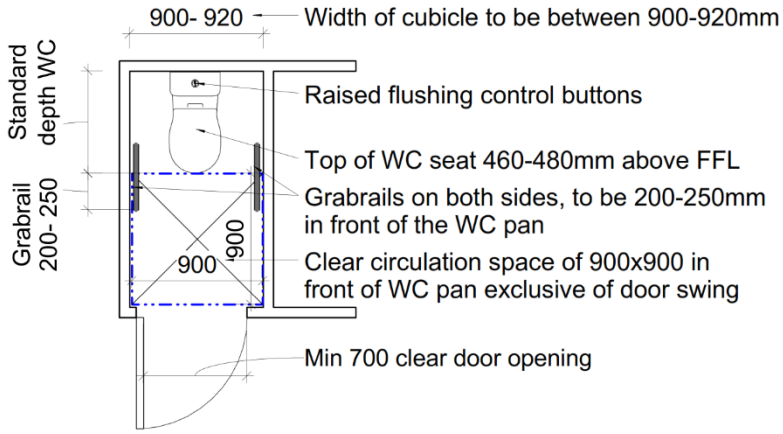
Ambulant use toilets are to be designed in accordance with AS1428.1

Compliance

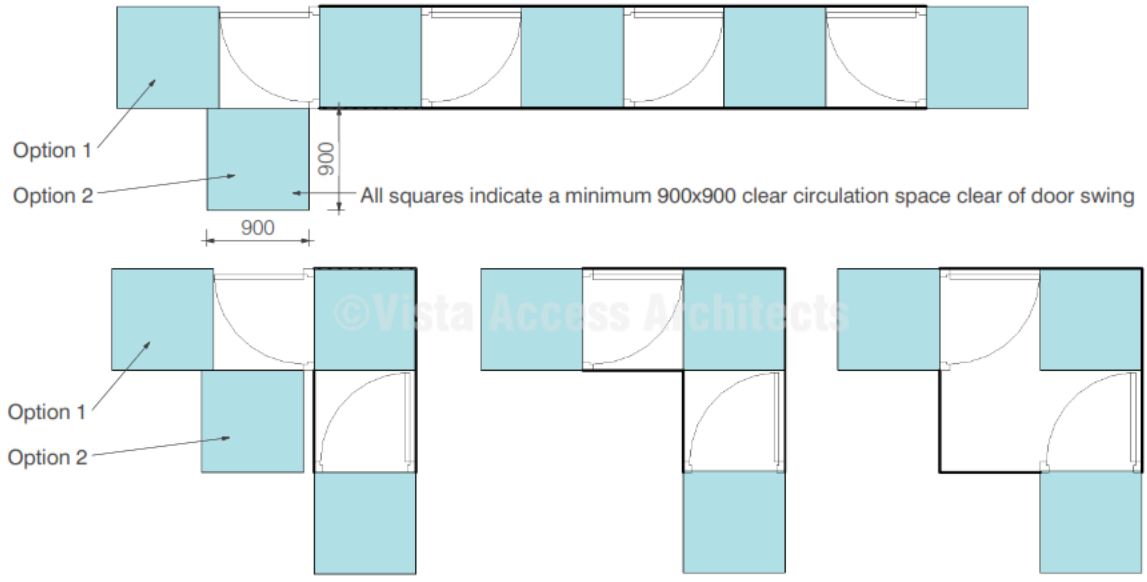
Complies with spatial requirements

Comments

Detailed features of the Ambulant toilets will be assessed at the CC stage of works



[Image description: Diagram showing requirements for circulation spaces for fixtures in an Ambulant toilet as per AS1428.1]



[Image description: Diagram showing requirements for circulation spaces for airlocks leading to Ambulant toilet as per AS1428.1]

BCA 2022 Part F4D12 Accessible adult change facilities

Requirement

(1) One unisex accessible adult change facility must be provided in an accessible part of a—

(a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and

(b) Class 9b sports venue or the like that—
(i) has a design occupancy of not less than 35,000 spectators; or
(ii) contains a swimming pool that has a perimeter of not less than 70 m and that is required by D1.13/ D4D2 to be accessible; and

(c) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and

(d) theatre or the like having a design occupancy of not less than 1,500 patrons; and

(e) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002.

(2) Accessible adult change facilities required by (1)—
(a) must be constructed in accordance with Specification 27; and
(b) cannot be combined with another sanitary compartment.

(3) For the purposes of (1), design occupancy must be calculated in accordance with D2D18, but excluding any area that—

(a) can only be accessed by staff, employees, contractors, maintenance personnel and the like; or

(b) is subject to an exemption under BCA 2022 Part D4D5 Exemption

Compliance Complies with spatial requirements

Comments

Two adult change facilities have been identified in the development, which are on the ground floor and level 1.
Detailed features of the Accessible adult change facilities will be assessed at the CC stage of works.
Where accessible shower is provided within the facility there circulation spaces of AS1428.1 will apply.

BCA Part E Lift Installations

BCA 2022 Part E3D3 Stretcher facility in lifts

Requirement

A **Stretcher lift** is to be provided if a passenger lift is installed to serve any storey with an effective height of 12M. The space requirement is 600mm wide x 2000mm deep x 1400mm high above the floor level. Confirm this requirement with your BCA consultant.

Compliance For information only

Comments

Contact BCA consultant in regard to applicable requirements.

BCA 2022 Part E3D7 Passenger lift and their limitations

Requirement

In an accessible building, **Every Passenger Lift** (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with **BCA 2022, E3D7, E3D8 and E3D10**

Compliance Capable of compliance

Comments

A certificate of compliance from the lift supplier, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations will be required at the CC stage of works

Limitations on use of types of passenger lifts

Requirement

Limitations on use of Stairway platform lifts, Low-rise platform lift, Low-rise, low-speed constant pressure lift and small sized, low-speed automatic lift

Compliance N/A

Comments

Not identified in the development

BCA 2022 Part E3D8 Accessible features required for passenger lifts

Requirement

Handrail requirements for passenger lifts. Apart from stairway platform lift and low-rise lifts, a handrail is required as per AS1735.12:

- 600mm minimum handrail not more than 500mm from control panel
- Top of handrail between 850-950mm above FFL
- Diameter of handrails to be between 30-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270˚ arc

Lift floor dimensions (excluding stairway platform lift)

- Lifts traveling **12M** or under, floor size, **1100mm wide x 1400mm deep**
- Lifts travelling **more than 12M**, floor size **1400mm wide x 1600mm deep**
- If lift doors are on adjacent sides of the lift on different floor levels, then the, lift floor size is required to be 1400x1600 or 1500x1500 to allow for a whee\chair to make a 90 degree turn in the lift.

Minimum **Door opening size** complying with AS1735.12, not less than 900mm clear (excluding stairway platform lift).

All lifts with a power operated door are required to have a **Passenger protection system** complying with AS1735.12.

Lift landing doors to be provided at upper landing (excluding stairway platform lift).

Lift car and landing control buttons complying with AS1735.12
Some of the requirements listed below. Refer to AS1735.12 for further details.

For internal control panel:

- If width or depth of car is less than 1400mm, 2 control panels to be provided, one to the left and one to the right of the person entering the car
- Tactile symbol and Braille equivalent to be provided
- Buttons to be located between 900-1100mm above FFL
- All buttons to be 300mm from corner (near entry) and 400mm of all other corners

For external control panel:
To be located between 900-1100mm above FFL and not less than 500mm from internal corners unless otherwise permitted by AS1735.12

Lighting (for all enclosed lift cars) to be provided in accordance with AS1735.12 and AS1680. Minimum illuminance of 100 lx is required at the level of the car floor and average of 50 lx is required on the control panel surface.

To all lifts serving more than 2 levels

- Automatic audible information to identify level when car stops
- Audible and visual indication at landing to indicate arrival of lift car

Audible information and indication to be provided between 20-80 dB(A) at a maximum frequency of 1500Hz

Emergency hands free communication (excluding stairway platform lift) – provide a button that alerts a call centre and a light that the call has been received.

Compliance Complies with spatial requirements

Comments

A certificate of compliance from the lift supplier, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations will be required at the CC stage of works

Statement of Experience

Vista Access Architects specialises in disability access consultancy services including, Disability Access and inclusion requirements, Access Performance Solutions under the NCC, NDIS SDA Certifications, Livable Housing Certifications and Changing Places Certifications.

Farah Madon - Director

- **ACA Accredited Access Consultant**
- **NDIS Accredited SDA Assessor**
- **Livable Housing Assessor**
- **Changing Places Assessor**

- Accredited and Fellow member of the Access Consultants Association (ACA) - 281
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00001
- Architect registered with the NSW Architect's Registration Board - Registration 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice Member 49397
- Registered Assessor of Livable Housing Australia - Registration 10032
- Global Alliance on Accessible Technologies and Environments (GAATES) - BE-02-021-20
- Registered Assessor of Changing Places Australia - Registration CP006

Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- International Certification of Accessibility Consultants – Built Environment (ICAC-BE) Program, Level 2 Advanced Accessibility Consultant
- Diploma of Access Consulting

Farah has 20 years of experience of working in the field of Architecture and Access.

Farah is the lead author of the NDIS SDA Design Standard. She has been invited on multiple occasions as an expert witness for Access related matters in the NSW Land and Environment Court.

Farah currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- President of Access Consultants Association (previously known as ACAA)
- Member of Standards Australia's ME-064 Committee responsible for the AS4299 and AS1428 suite of standards.
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's National Enabling Architecture Committee (NEAC)
- Member of Changing Places Australia Technical Advisory Team

Some Recent Awards presented to Farah include:

- 2023 Mulgoa Local Woman of the Year
- 2022 ACAA Fellow Award
- 2021 Australian Access Awards - Winner for the Educational App of the Year - SDA Tools
- 2021 Excellence in Inclusion - Altitude Awards
- 2019 Penrith Citizen of the Year
- 2019 ACAA Access Inclusion Award

vista access architects

Access | Specialist Disability Accommodation | Livable Housing Certification

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- Livable Housing Assessor
- Changing Places Assessor

- Accredited member of ACA (previously ACAA) - 500
- NDIS Accredited SDA Assessor SDA00009
- Registered LHA Assessor - 20035
- Registed Assessor of Changing Places Australia - CP010

ACA Access Consultants Association ACCREDITED MEMBER Vanessa Griffin: 500

ndis SDA Accredited Assessor Vanessa Griffin SDA00009

Assessor

Jenny Desai

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor

- Accredited member of ACA (previously ACAA) - 572
- NDIS Accredited SDA Assessor SDA00043
- Registered LHA Assessor - 20242
- Master's degree in Design M.Des

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ndis SDA Accredited Assessor Jenny Desai SDA00043

Assessor

Art Phonsawat

- ACA Accredited Access Consultant
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- Livable Housing Assessor

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- NDIS Accredited SDA Assessor
- Registered LHA Assessor

ACA Access Consultants Association ACCREDITED MEMBER Suwat Phonsawat: 695

ndis SDA Accredited Assessor

Assessor

Trin Woo

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- Bachelor's degree in Architecture B.Arch

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Rodney Shepherd

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- Affiliate Member of ACA (previously ACAA) - 751
- Master's Degree in Building Surveying (Distinction)

ACA Access Consultants Association AFFILIATE MEMBER Rodney Shepherd: 751