



To: DesignInc Sydney Pty Ltd

Project: New Ultimo Pyrmont Public School - State Significant Development DA

Report: Access Assessment Report

Reference No: 106876-Access-r5

Date: 24th October 2017

Client Contact: Jacqueline Urford

Email: jurford@sydney.designinc.com.au

From: Sarita Ellison

Direct: 02 8484 4066

Email: sellison@bcalogic.com.au

DOCUMENT CONTROL




Revision	Date				
106876-Access-r1	26.04.17	Description:	Stage 2a Access Assessment Report		
106876-Access-r2	14.09.17	Description:	Updated Access Assessment Report		
106876-Access-r3	06.10.17	Description:	Updated Access Assessment Report		
106876-Access-r4	10.10.17	Description:	Updated Access Assessment Report		
106876-Access-r5	24.10.17	Description:	Updated Access Assessment Report		
			Prepared by	Checked by	Approved by
		Name:	Sarita Ellison Accredited Certifier Grade A2, No BPB0736	Alex Newberry Senior Building Regulations Consultant	Sarita Ellison Accredited Certifier Grade A2, No BPB0736
		Signature:			

TABLE OF CONTENTS

DOCUMENT CONTROL	2
TABLE OF CONTENTS.....	3
1 BASIS OF ASSESSMENT	4
1.1 Location and Description	4
1.2 Purpose	4
1.3 Limitations.....	4
1.4 Federal Disability Discrimination Act (DDA).....	5
1.5 Disability Access to Premises Standards (Premises Standards).....	5
1.6 Design Documentation	5
2 BUILDING DESCRIPTION.....	6
2.1 Classification.....	6
2.2 Areas Required to be Accessible	6
3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES	7
3.1 Introduction	7
3.2 Building Code of Australia 2016 Assessment Summary (BCA2016).....	7
4 MATTERS FOR FURTHER CONSIDERATION	11
4.1 General	11
4.2 Accessibility (BCA)	11
4.3 Design Certification.....	11
5 STATEMENT OF COMPLIANCE	13

1 BASIS OF ASSESSMENT

1.1 Location and Description

The building development, the subject of this report, is located at the corner of Quarry and Jones Streets, Ultimo. The works involve the construction of a new public school for up to 800 students and 33 staff and shell space for a 40-space child care centre.

Vehicular access to the site is from Wattle Street.

1.2 Purpose

The purpose of this report is to assess the proposed building against the following Deemed-to-Satisfy provisions of the Building Code of Australia 2016 (BCA2016) to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

- Disability Access to Premises Standards 2010 (Premises Standards);
- Building Code of Australia 2016 (BCA2016) – Part D3 and Clauses E3.6 and F2.4;
- Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the provisions of the BCA2016 as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2016 – Refer to separate BCA Assessment Report no. 106876-BCA-r7, prepared by BCA Logic.

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

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

This report does not include, or imply compliance with:

- The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2016 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- BCA2016 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- Demolition Standards not referred to by the BCA2016;
- Work Health and Safety Act;
- Construction Safety Act;
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- Conditions of Development Consent issued by the Local Consent Authority; and
- This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA2016.

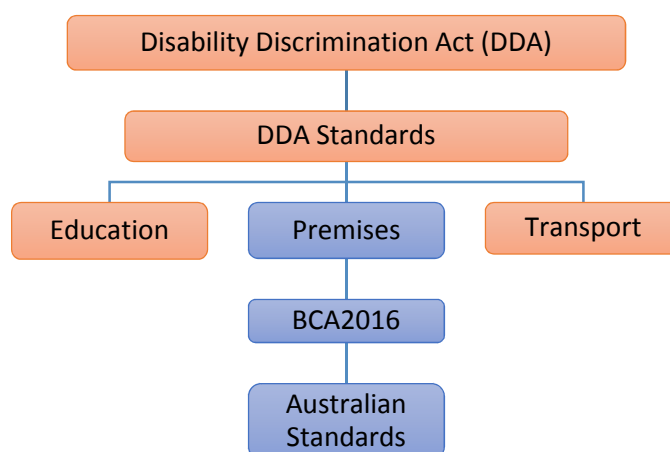
1.4 Federal Disability Discrimination Act (DDA)

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

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

The DDA applies nationally and is complaint based. While the BCA2016 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2016 and the referenced standards does not guarantee that a complaint will not be lodged.

The graph below indicates the current relationship of the BCA2016 to the DDA.



1.5 Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings. They do not apply to existing buildings that are not undergoing upgrade. They will only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2016 and reference a range of Australian Standards relating to access and other associated matters. The Premises Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

The Premises Standards will apply to this building, however being a new building, compliance under BCA2016 will be equivalent to achieve compliance with the Premises Standards.

1.6 Design Documentation

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

2 BUILDING DESCRIPTION

For the purposes of the BCA2016 and Access Code for Buildings (Premises Standards – Schedule 1) the development may be described as follows.

2.1 Classification

Under the provisions of Clause A3.2 of BCA2016, the building has been classified as follows:

Class	Level	Description
7a	Part ground floor	Car parking
9b	Part ground floor to level 04	Assembly building (school and childcare)

2.2 Areas Required to be Accessible

Under the provisions of Clause D3.1 of BCA2016, the following areas of the building are required to be accessible:

Level	Area / Room	Description
Ground level	7a car park	To and within any level containing accessible car parking spaces
Ground level to level 4	9b assembly building	To and within all areas normally used by the occupants at the school / childcare centre, excluding plant rooms.

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2016 have been considered where applicable in the process of developing the above table.

3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

3.1 Introduction

The table below is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible as outlined in Part 2.2 of this report.

Accessibility has been assessed against the relevant portions of the BCA2016 and the related Australian Standards for each item listed below.

Compliance has been indicated by using the following symbols:

Symbol	Description
✓	Compliance is achieved, and no further information is required.
✓	Specific details are not provided, but compliance can be readily achieved.
✗	From the documentation provided, compliance is not achieved.

3.2 Building Code of Australia 2016 Assessment Summary (BCA2016)

CLAUSE	COMMENT	STATUS	
SECTION D: ACCESS AND EGRESS			
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY			
D3.0	Deemed To Satisfy Provisions	Informational	Noted
D3.1	General Building Access Requirements	<p>Access complying with AS 1428.1-2009 must be provided to and within all areas normally used by the occupants, other than areas exempted by Clause D3.4.</p> <p>In particular, door circulation space to all doors in accessible paths of travel must comply with Figure 31 of AS 1428.1-2009.</p>	✓
D3.2	Access to Buildings	<ul style="list-style-type: none"> Access complying with AS 1428.1-2009 must be provided to the building from the main points of pedestrian entry at the allotment boundary. Compliant access must be provided through the main pedestrian entrance and not less than 50% of all pedestrian entrances; and In a building with a total floor area of 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. 	✓
D3.3	Parts of Buildings to be Accessible	<ul style="list-style-type: none"> Walkways and ramps must comply with clause 10 of AS 1428.1-2009. Stairways must comply with Clause 11 of AS 1428.1-2009. 	✓

SECTION D: ACCESS AND EGRESS		
		Further details are required of the stairways and ramps, including gradients of the ramps. All stairway and ramp handrails are to have the required 300 mm horizontal extensions at the top and bottom of the stair / ramp.
D3.4	Exemptions	<p>Informational – The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> • an area where access would be inappropriate because of the particular purpose for which the area is used. • an area that would pose a health or safety risk for people with a disability. • any path of travel providing access only to an exempted area.
D3.5	Accessible Car Parking	<p>The accessible car space must comply with AS 2890.6-2009 including signage requirements.</p> <p>The space need not be designated so as to restrict the use of the space to people with a disability, as the carpark has no more than 5 spaces.</p> <p>Vertical clearance to be 2500mm min over the car parking and 2200mm over the accessway, compliant with AS2890.6.</p>
D3.6	Signage	<ul style="list-style-type: none"> • Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: <ul style="list-style-type: none"> – sanitary facility; and – any space with a hearing augmentation system; and – identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) • Signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying – <ul style="list-style-type: none"> – the type of hearing augmentation; and – the area covered within the room; and – if receivers are being used and where the receivers can be obtained. • Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and • Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility.
D3.7	Hearing Augmentation	A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed. The

SECTION D: ACCESS AND EGRESS			
		hearing augmentation system must comply with the requirements of BCA Clause D3.7.	
D3.8	Tactile Indicators	<p>a) Tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <p>(i) stairways; and</p> <p>(ii) ramps other than step ramps and kerb ramps; and</p> <p>(iii) in the absence of a suitable barrier, an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.</p>	✓
D3.9	Wheelchair seating spaces in Class 9b Assembly Buildings	Wheelchair seating spaces are required within the communal hall in accordance with this clause. Sufficient space is provided at the top and bottom of the fixed seating to comply.	✓
D3.11	Ramps	A landing for a step ramp must no overlap a landing for another step ramp or ramp.	✓
D3.12	Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	✓
SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS			
1.	Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	✓
2.	Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	✓
3.	Luminance-contrast	All accessible signage to comply with this clause and As1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and braille. Luminance contrast to be measured on the location once installed.	✓
4.	Lighting	Braille and tactile signs to be appropriate illuminated, in complaint with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	✓
5.	Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	✓
SECTION E: SERVICES AND EQUIPMENT			
PART E3 – LIFT INSTALLATIONS			
E3.6	Passenger Lifts	Passenger lifts to comply with this Clause, Table E3.6a Limitation of Use, Table E3.6b Application of Features and AS1735.12.	✓

SECTION E: SERVICES AND EQUIPMENT		
	The passenger lifts will require 1400 mm wide x 1600 mm deep minimum lift car internal dimensions.	

SECTION F: HEALTH AND AMENITY		
PART F2 – SANITARY AND OTHER FACILITIES		
<p>F2.4 Accessible Sanitary Facilities (including Table F2.4)</p>	<ul style="list-style-type: none"> An accessible unisex toilet is required on every storey containing sanitary facilities and at not less than 50% of the banks on each storey containing male and female sanitary compartments. 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; and The circulation spaces, fixtures and fittings of all accessible and ambulant sanitary facilities must comply with the requirements of AS 1428.1-2009. 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. <p>The ambulant toilets must have pan and door circulation space compliant with Figure 53(b) of AS 1428.1-2009. It is recommended that the doors to the compartments be swung outwards to comply as in the current design the basin encroaches on the 900x900mm space required in front of the door within the compartment.</p> <p>On level 2 the bank of toilets located adjacent to the canteen will need to be designated as either a male or female bank in order to comply with the 50% rule above.</p>	<p>✓</p>

4 MATTERS FOR FURTHER CONSIDERATION

4.1 General

Assessment of the architectural design documentation against the Deemed-to-Satisfy Provisions of the BCA2016 has revealed the following areas where compliance with the BCA2016 may require further consideration.

Note: Part 3 of this report provides a detailed assessment of the proposal against all relevant Deemed-to-Satisfy Provisions of the BCA2016. It is important that Part 3 of this report is read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

4.2 Accessibility (BCA)

4.2.1 Door circulation space

All doors must have circulation space compliant with Figure 31 of AS 1428.1-2009. The doors in the corridors of the admin areas on Level 3 should be positioned accordingly.

4.2.2 Ambulant toilets

The ambulant toilets must have pan and door circulation space compliant with Figure 53(b) of AS 1428.1-2009. It is recommended that the doors to the compartments be swung outwards to comply, as in the current design the basin encroaches on the 900x900mm space required in front of the door within the compartment.

4.2.3 Double leaf doors

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.

4.2.4 Designation of male and female facilities

In accordance with BCA Table F2.4(a), an accessible unisex sanitary facility is required at not less than 50% of the banks on each storey containing male and female sanitary compartments. On level 2 the bank of toilets located adjacent to the canteen will need to be designated as either a male or female bank in order to comply with the 50% rule.

4.3 Design Certification

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

General

- 1 Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
- 2 On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
- 3 All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
- 4 Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
- 5 Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
- 6 Walkways will comply with Clause 10 of AS1428.1-2009.

- 7 For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
- 8 Stairways will comply with Clause 11 of AS1428.1-2009.
- 9 Handrails will comply with Clause 12 of AS1428.1-2009.
- 10 Grabrails will comply with Clause 17 of AS1428.1-2009.
- 11 Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
- 12 Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6. Refer to Annexure B1 for a diagrammatic explanation.
- 13 Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
- 14 Switches and power points will comply with Clause 14 of AS1428.1-2009.
- 15 Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
- 16 Braille and tactile signage will comply with BCA2016 Clause D3.6.
- 17 Signage will to comply with Clause 8 of AS1428.1-2009.
- 18 The passenger lifts will comply with BCA2016 Table E3.6b and AS1735.12.
- 19 The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
- 20 Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

5 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA2016 as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part 3 of this Report) with those documents.

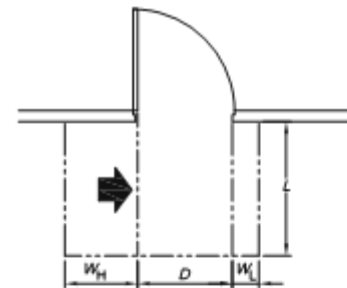
Annexure A**Design Documentation**

This report has been based on the following design documentation.

Architectural Plans Prepared by DesignInc / Lacoste + Stevenson / bmc2			
Drawing Number	Revision	Date	Title
DA-0000	E	20/10/17	COVER SHEET + PROPOSED SITE PLAN
DA-2300	Q	20/10/17	GROUND – LOWER PLAYGROUND
DA-2301	Q	20/10/17	LEVEL 01 – LIBRARY
DA-2302	Q	20/10/17	LEVEL 02 – MID PLAYGROUND
DA-2303	Q	20/10/17	LEVEL 03 – UPPER PLAYGROUND
DA-2304	Q	20/10/17	LEVEL 04 – COLA
DA-2305	Q	20/10/17	ROOF LEVEL
DA-3001	J	20/10/17	NORTH ELEVATION
DA-3002	J	20/10/17	EAST ELEVATION
DA-3003	D	20/10/17	SOUTH ELEVATION
DA-3004	D	20/10/17	WEST ELEVATION
DA-4001	J	20/10/17	BUILDING SECTIONS
DA-4002	J	20/10/17	BUILDING SECTIONS
DA-9000	G	20/10/17	PERSPECTIVE – WATTLE & QUARRY STREETS
DA-9001	G	20/10/17	PERSPECTIVE – JONES STREET
DA-9002	B	20/10/17	PERSPECTIVE – AXONOMETRIC NW
DA-9003	B	20/10/17	PERSPECTIVE – AXONOMETRIC SW
DA-9004	B	20/10/17	PERSPECTIVE – AXONOMETRIC NE
DA-9005	B	20/10/17	PERSPECTIVE – AXONOMETRIC SE

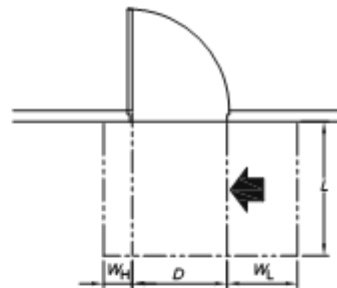
Annexure B **Figures and Drawings Sample**

B 1



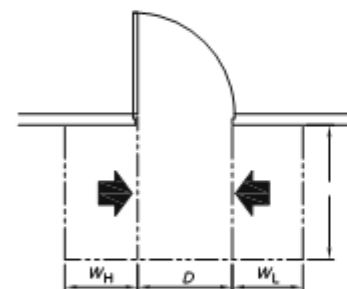
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1220	560	340
900	1185	510	340
950	1160	460	340
1000	1140	410	340

(a) Hinge-side approach, door opens away from user



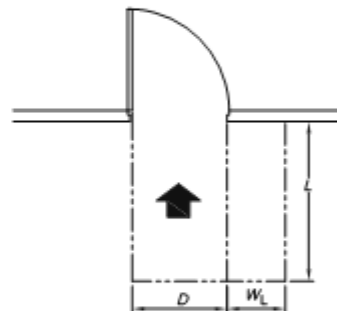
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	240	660
900	1210	190	660
950	1175	140	660
1000	1155	90	660

(b) Latch-side approach, door opens away from user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	560	660
900	1210	510	660
950	1175	460	660
1000	1155	410	660

(c) Either side approach, door opens away from user



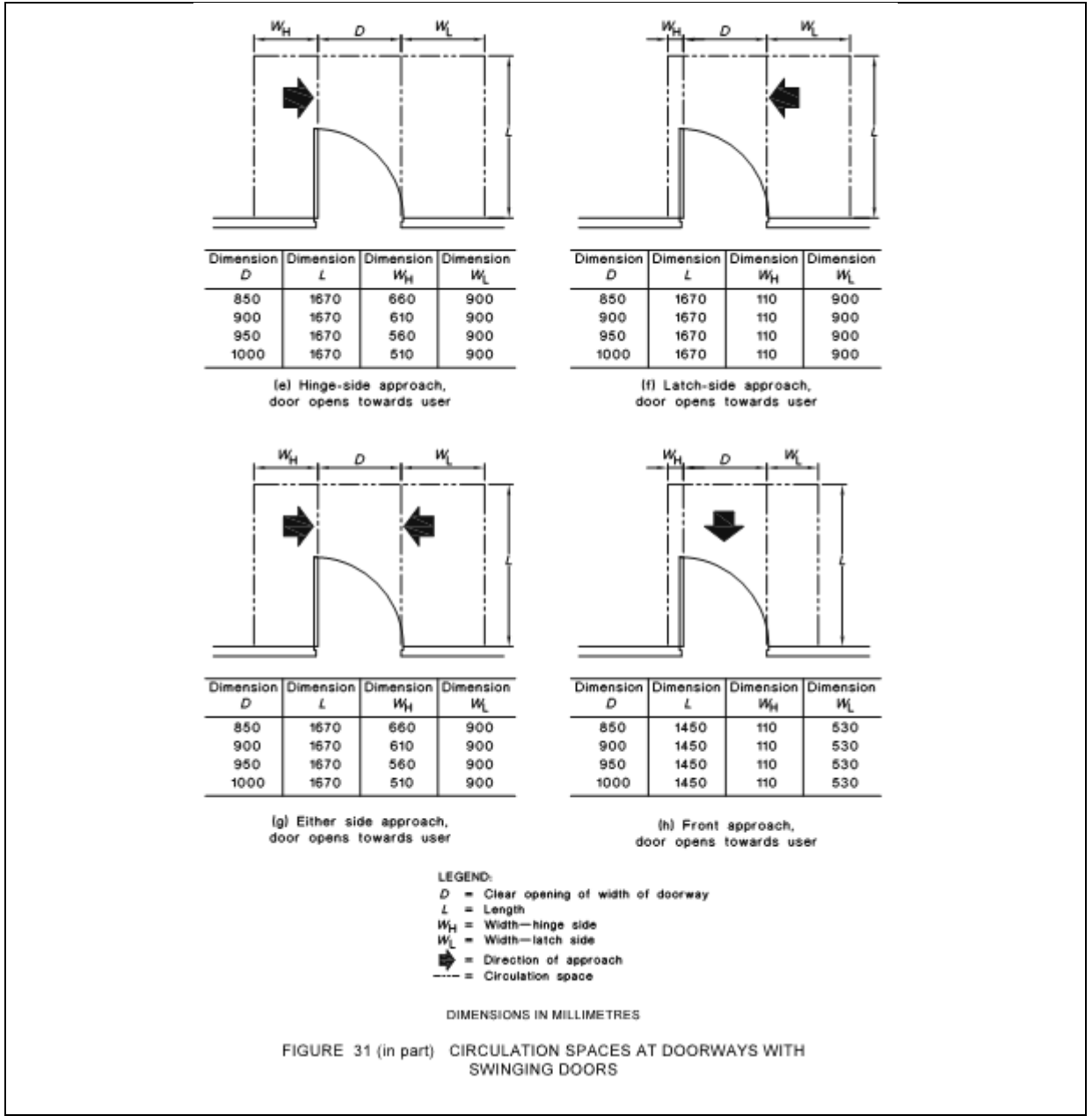
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

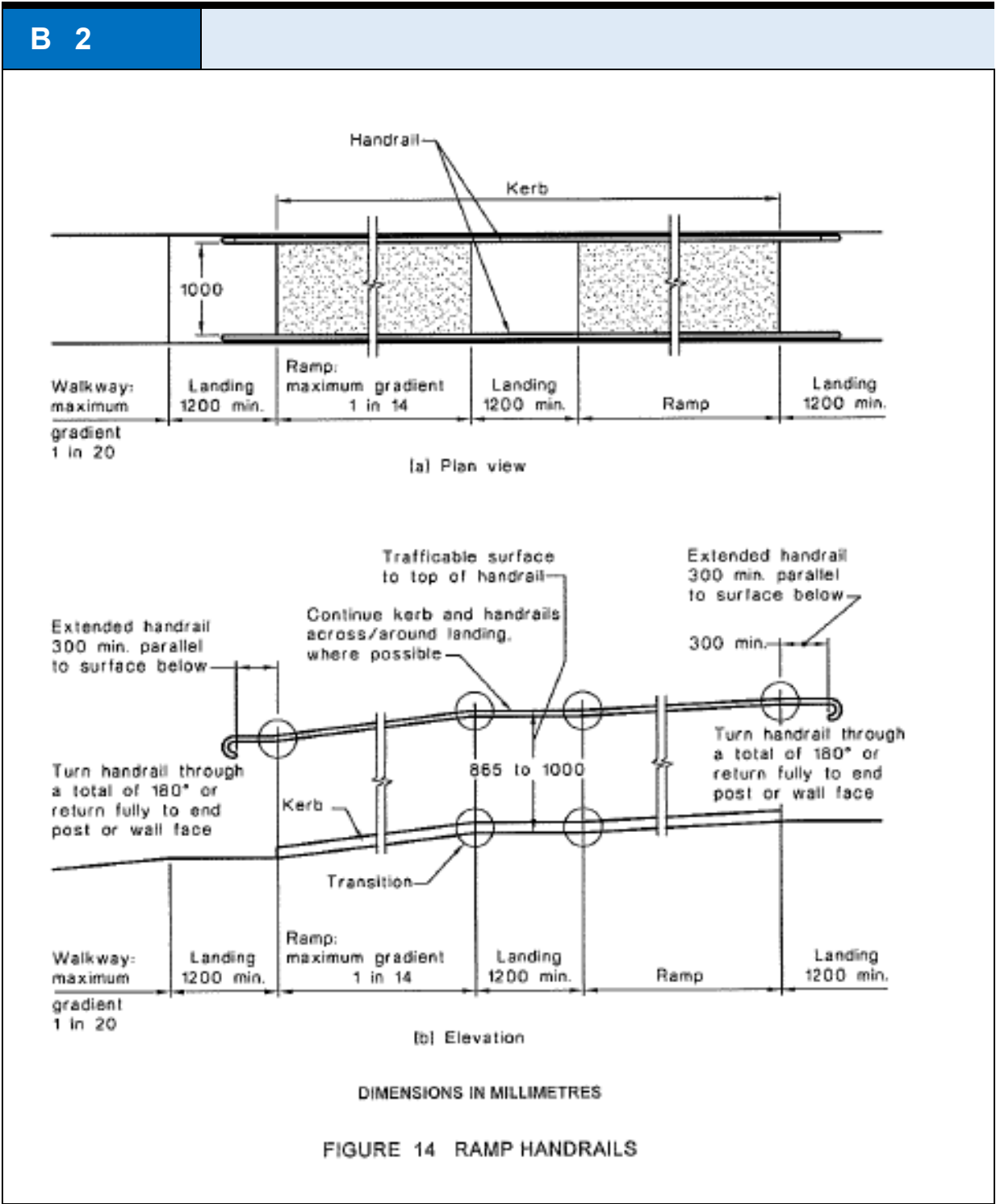
(d) Front approach, door opens away from user

LEGEND:
 D = Clear opening of width of doorway
 L = Length
 W_H = Width—hinge side
 W_L = Width—latch side
 = Direction of approach
 = Circulation space

DIMENSIONS IN MILLIMETRES

FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS





B 3

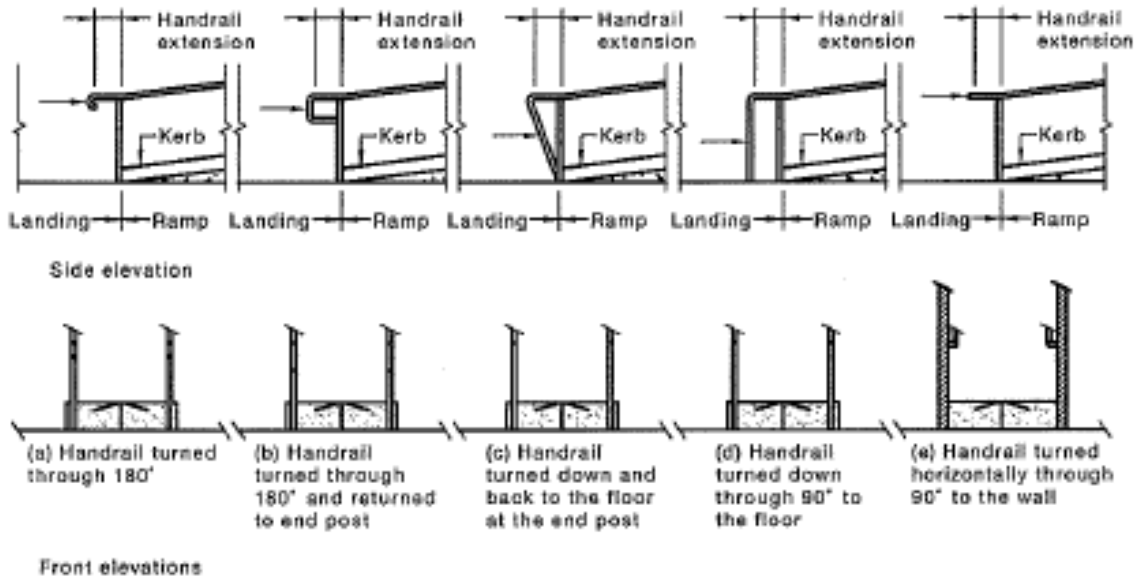
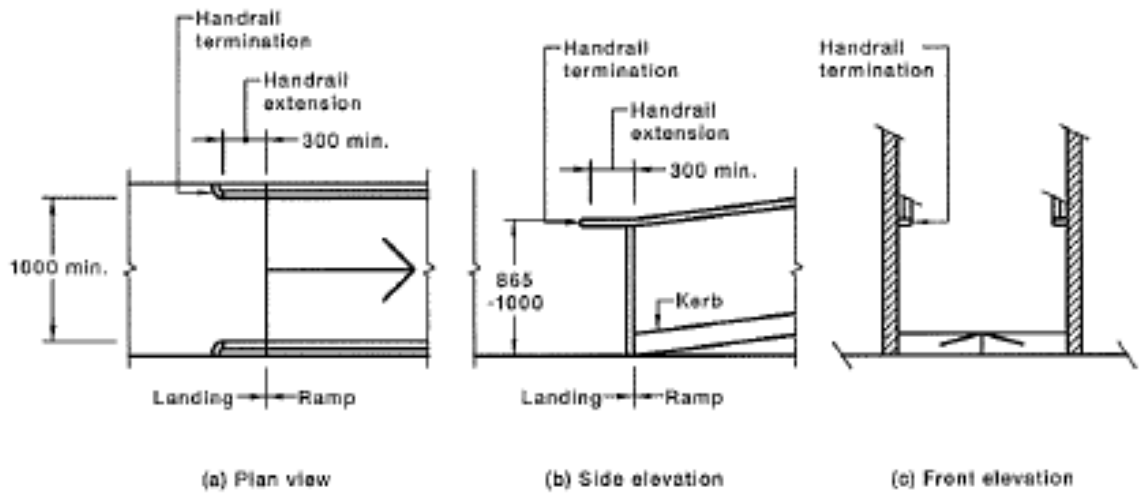


FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS



DIMENSIONS IN MILLIMETRES

FIGURE 15(B) RAMP HANDRAILS—DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

B 4

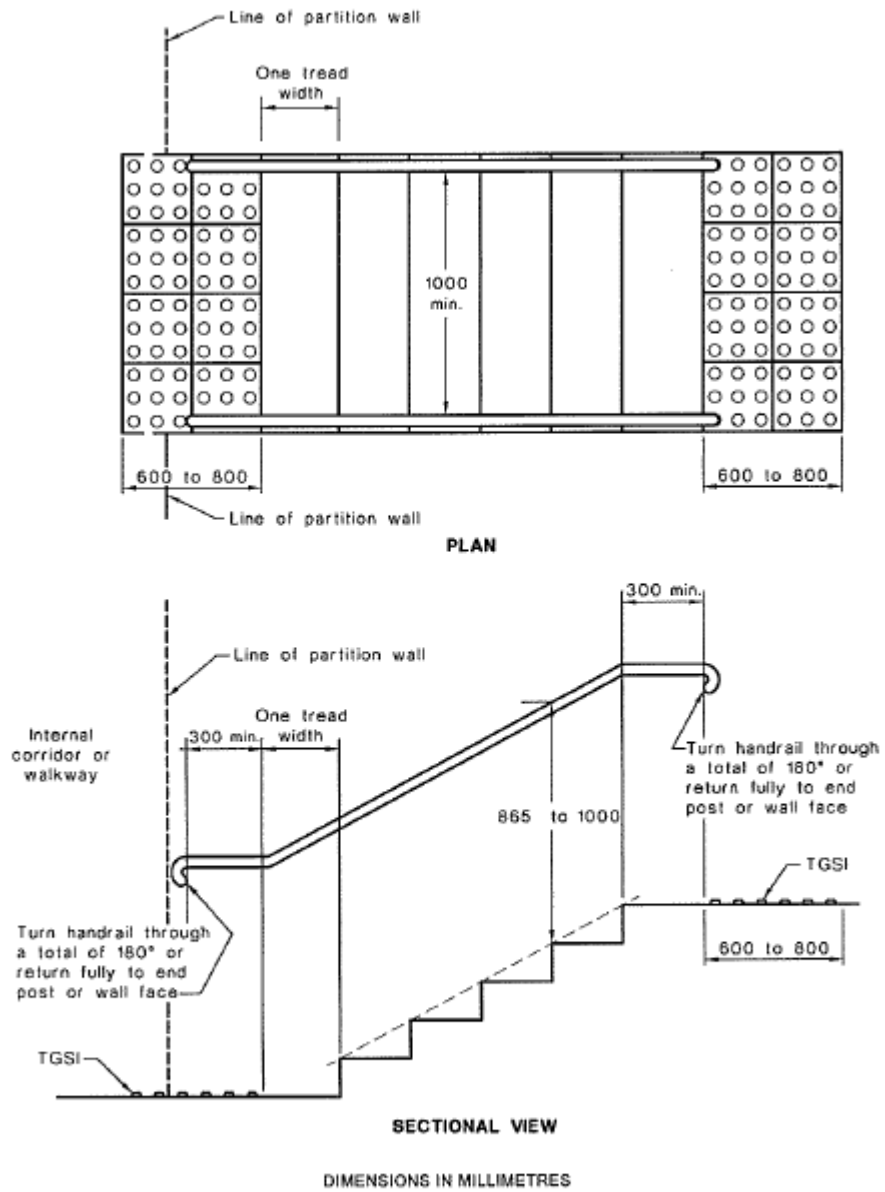
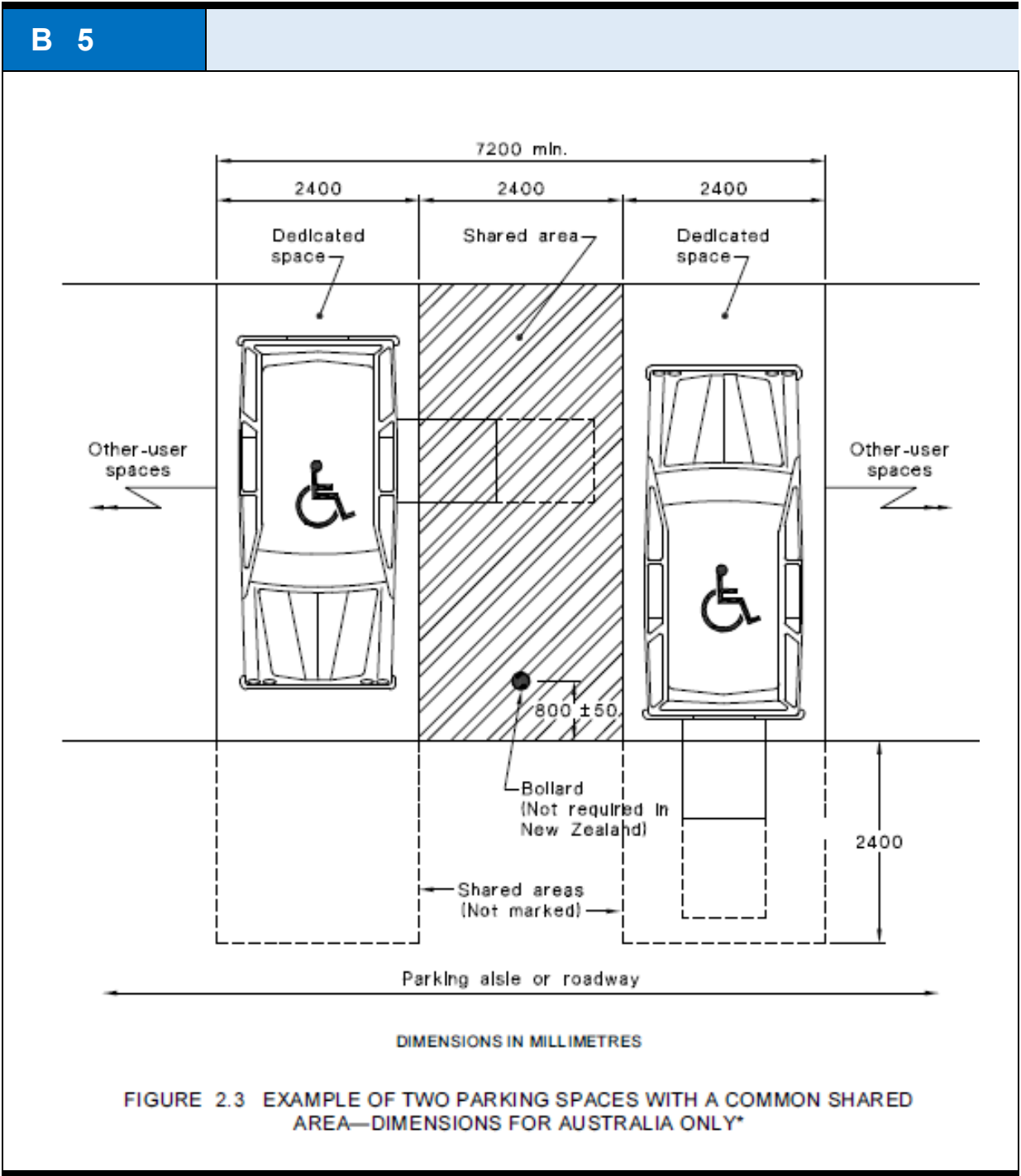
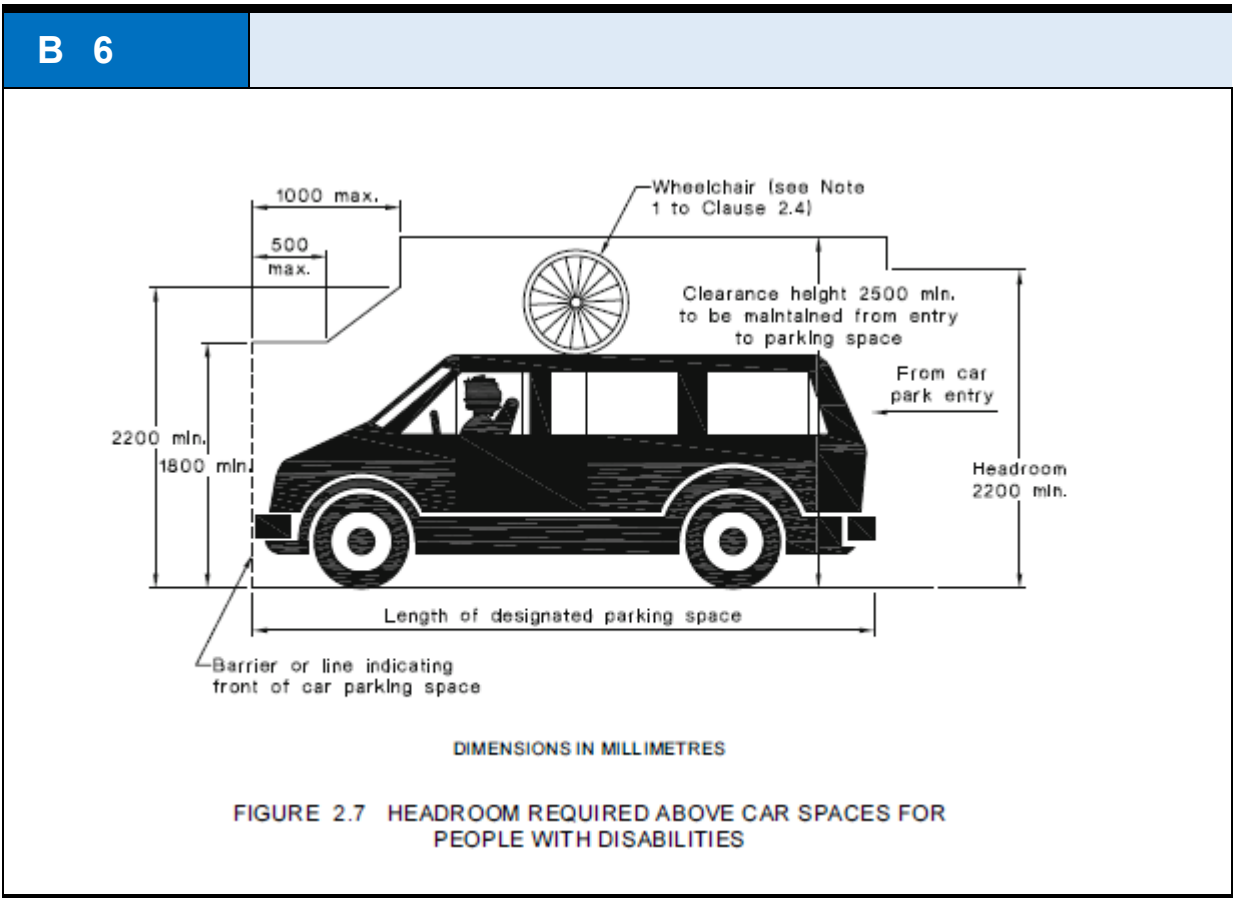
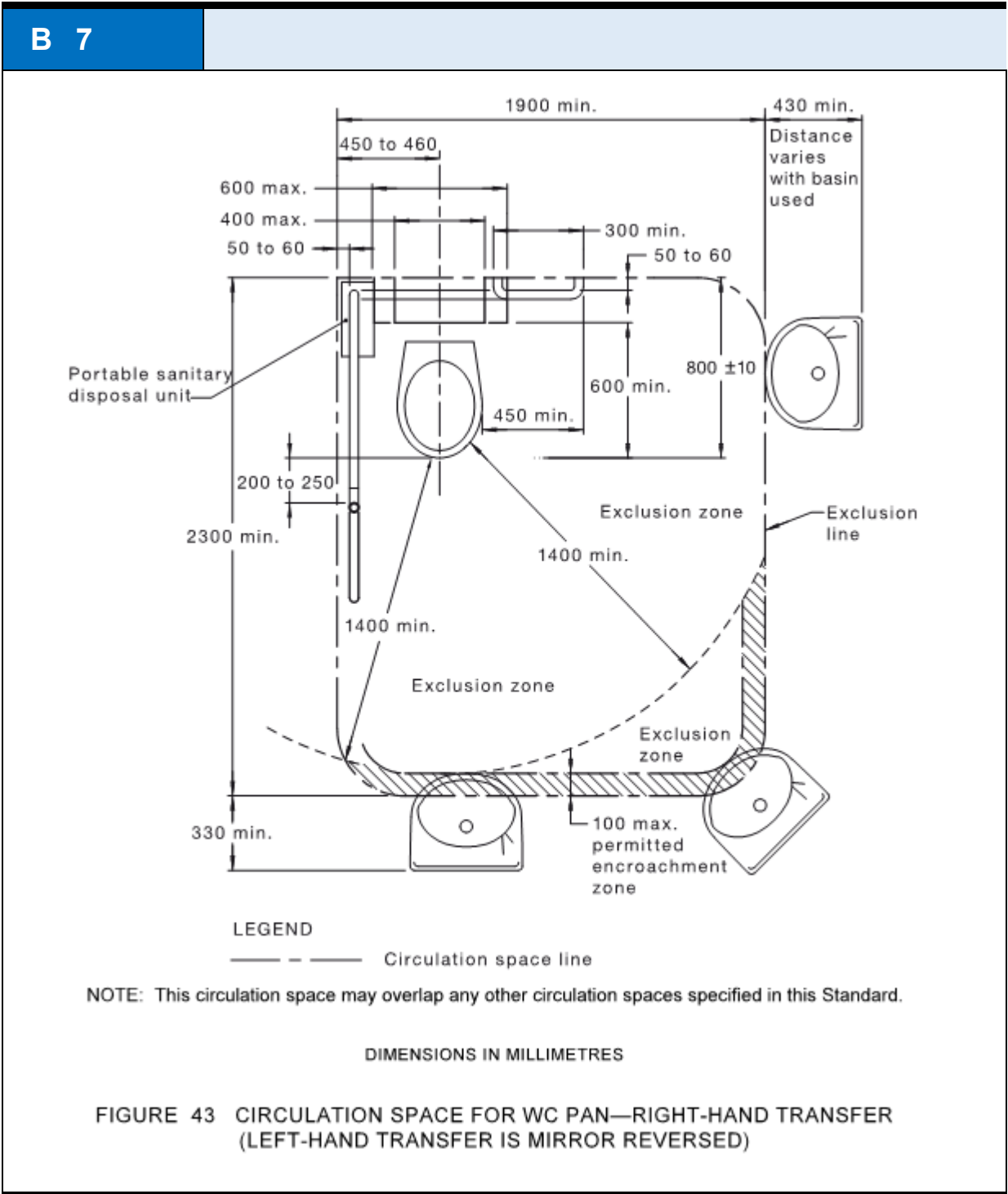


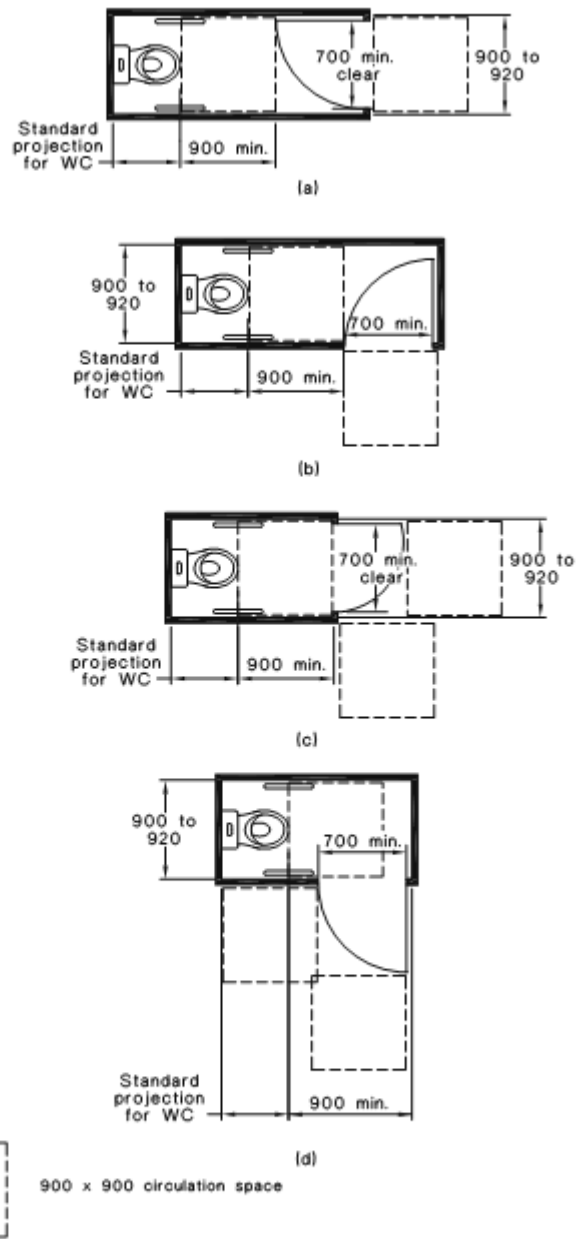
FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY







B 8



DIMENSIONS IN MILLIMETRES

FIGURE 53(B) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—DOORWAY OPTIONS