

ACCESS REPORT

PROJECT: PLC – Secondary Innovation Precinct (SIP) and Campus Commons
PROJECT NO: GDL240387.1
PREPARED FOR: Pymble Ladies College
REVISION: C
DATE: 27/05/2025

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REVISION HISTORY

Revision	Date	Details	Authorised	
			Name/Position	Signature
A	11/02/2025	SSDA - DRAFT Review Stage	Prepared: Elisa Moechtar, Technical Manager - Access, ACAA No. 198	--
B	21/03/2025	SSDA – FINAL Review Stage	Prepared: Elisa Moechtar, Technical Manager - Access, ACAA No. 198	--
C	27/05/2025	SSDA – FINAL Review Stage - with updated Interface Drawings	Prepared: Elisa Moechtar, Technical Manager - Access, ACAA No. 198	
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Table 1 – Revision History

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1.0 EXECUTIVE SUMMARY

1.1 Introduction

This Access Report has been prepared for the proposed new works for the Secondary Innovation Precinct (SIP) and Campus Commons project, the site of which is located at 20 Avon Road Pymble.

The report provides an accessibility compliance assessment of the supplied design documentation against the Federal Disability (Access to Premises – Buildings) Standards 2010 ('Premises Standards'), the access provisions of Volume 1 of the Building Code of Australia 2022 ('BCA') and Australian Standards (AS) adopted by reference, with consideration of the objectives of the Federal Disability Discrimination Act 1992 (DDA) to eliminate discrimination on the ground of disability.

Group DLA (NSW) has been commissioned by Pymble Ladies' College (the College) to prepare this Access report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs) and in support of the preparation of an Environmental Impact Statement (EIS) and State Significant Development Application (SSD- 79146716) to the Department of Planning, Housing and Infrastructure (DPHI).

Project SEAR SSD 79146716	Section of report
6. Built Form and Urban Design	
Demonstrate how design quality will be achieved in accordance with the Education SEPP Design Quality Principles and the Design Guide for Schools, including: • how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. • how the building design will deliver a high-quality development, including consideration of façade design, articulation, roof design, materials, finishes, colours, any signage, integration of services, and the principles of Crime Prevention through Environmental Design. • Assess how the development complies with the relevant accessibility requirements Limited to DDA Access to Premises Standards, Building Code of Australia 2022 Accessibility Provisions and Referenced Access Standards Compliance Only	Throughout

1.2 Assessment

Upon review it is the opinion of Group DLA that, with ongoing detailing of the access provisions, design requirements and recommendations outlined within Chapter 4.0 Accessibility Assessment of this Report, the proposed design is capable of compliance with the accessibility requirements outlined above.

Further development and refinement of detailed design requirements, such as details of stairs, ramps, walkways, sanitary facilities, wheelchair seating spaces and other access facilities and features, will be included within future documentation and assessed prior to Construction Certificate stage.

The items in the table below have been noted as items of relevance at this stage of the review. The items that have been considered non-compliant require further review against the detailed design, or where noted may be able to be justified as an Access Performance Solution. This will occur during the next design development stage:

However, it is important to note that the items identified will NOT have an impact on the DA planning submission approval and therefore these noted items can be resolved at the Detailed Design Stage, prior to the issuance of the Construction Certificate.

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
1.	External Access to new PLC-SIP building	No step-free accessway from Gate 01 (main point of pedestrian entry at site boundary) due to existing stairway and connecting walkways/ramps with steep gradients that exceed AS1428.1:2009.	An Access Performance Solution will be provided based on the existing accessible drop-off area with operational management in use plan and a new accessible car-parking space (to replace existing non-compliant accessible car parking space) in compliance with AS2890.6:2009.	D4D3	D1P1
2.	Landscape - Main Stairways from Entry Plaza	Continuous handrails not provided on both sides of the two (2) stairways that serve different level/areas. The Stairway closest to SIP building has stair treads of differing widths that would require a change of direction on the flight (in lieu of the landing) when required handrails provided on both sides.	Design review for DtS compliance OR a justifiable Access Performance solution will be required at DD Stage. Note: Any performance solution would require additional handrails and any proposed change to be on a level landing surface (not steeper than 1:40 gradient/crossfall).	BCA D4D2, D4D4	D1P1, D1P2
3.	Landscape Amphitheatre Stairways	Continuous handrails not provided on internal sides of each of the two (2) stairways for ease of access to the bleacher/tiered seating.	An Access Performance Solution will be justified by the continuous external handrails on each of the stairways that will otherwise comply with AS1428.1:2009 and step nosing with increased luminance contrast for improved detectability (45% min.	BCA D4D2, D4D4	D1P1, D1P2

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
			in lieu of 30% min for DtS compliance).		
4.	Landscape Stairways – general	Various stairways have an angled shape with required handrails at same angle which requires users to walk across the treads to use them, in lieu of the handrails being perpendicular to the stair riser for a direct path of travel down the stairs.	The stair design to ensure that stair handrails are no greater than 20 degrees to the riser or it is preferred that they are designed to be perpendicular to the riser – TBC at DD stage	BCA D4D2, D4D4 DDA	D1P1, D1P2
5.	Fire isolated stair 01 and 02	The base of some stair flights does not include an off-set tread which would affect ability to achieve a consistent height handrail.	Provide an off-set tread at the base of each stair flight or an increased mid-landing length to allow a one-tread handrail extension clear of egress route is needed. Current plans indicate this at most but not all stair flights within Stair 01 and 02.	BCA D3D22 (1) (f), D4D4	D1P1, D1P2
6.	Auditorium - Wheelchair Seating Spaces	Wheelchair seating spaces are not provided in fixed locations within seating rows, due to the retractable seating structure design served by stairs only. Instead, they will be provided within the loose seating row at the base of the retractable seating, when required	An Access Performance Solution will be required for wheelchair seating spaces based on a documented school management in use plan and confirmation that the design temporary loose furniture type will be of similar design/quality/finish as those in retractable seating row.	BCA D4D2, D4D10	D1P1
7.	Auditorium Entry Stair	Continuous handrails are not provided on both external sides of stair.	An Access Performance Solution will be justified by dual central handrails that otherwise comply with AS1428.1:2009 and step nosing with increased luminance contrast for improved detectability (45% min. in lieu of 30% min for DtS compliance).	BCA D4D2, D4D4	D1P1, D1P2

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
8.	Internal Central Feature Stair - Tiered Seating	Top of tiered seating elements (next to stairways) are level with FFL of required accessible paths of travel/walkways with no raised edge or physical barrier to impede access or direct people to the safe place to ascend/descend via stairways	The top of tiered seating areas to be enclosed or raised above FFL and mid landing level by continuous kerbing or other element to be developed to ensure edge protection along exposed edge.	BCA D4D2, D4D4	D1P1, D1P2
9.	Internal Feature Stair Handrail	Various issues: - Some flights contain a single handrail (in lieu of both sides of stair) to allow side access to tiered seating area. - Reduced handrail extensions anticipated at base landings, approx. 400mm total that is less than one tread width + 300mm min. length + compliant termination – under ongoing review.	An Access Performance Solution will be required and would be justified by some additional design measures in some areas eg. top stair flight from ground to Level 1 to include an additional central handrail with 1000mm min. clear width on both sides, and all step nosing to have increased luminance contrast for improved detectability (45% min. in lieu of 30% min for DtS compliance).	BCA D4D2, D4D4	D1P1, D1P2
10.	Internal Feature Stair Handrail – ground level	Ground level has column on top landing which non-compliant and a general risk/safety issue as impedes access to required handrails.	Design review required for compliance. Recommend that pedestrian access be redirected around column by introducing additional planter with continuous handrail on external side of stair flight.	BCA D4D2, D4D4	D1P1, D1P2
11.	Internal Feature Stair Handrail – ground level	The handrail from Level 01 to 02 – currently includes a change in direction on the stair flight which is not	Design review for DtS compliance.	BCA D4D2, D4D4	D1P1, D1P2

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
		permitted, as must be continuous and perpendicular to treads on stair flight. Note: any potential change in direction to occur on a level landing.			
12.	Retractable Seating Stair (Stepped Aisle) Handrails	Due to inherent folding nature of the retractable seating bank the stair handrail (single provision on both sides) is anticipated to not be continuous and may impact on ability to meet AS1428.1 handrail design profile - TBC	An Ergonomic Performance Solution will be required (to be prepared by the Ergonomic Consultant if deemed justifiable) given handrails are located within seating aisles (rather than stairway within a required accessible area).	BCA D3D22 (1) (b) D4D2, D4D4	D1P1, D1P2
13.	Paths of Travel - Doorways	Limited door Circulation area that does not meet AS1428.1:2009 at various locations throughout building.	Design review for DtS compliance or potential for power operated doors with accessible controls to meet AS1428.1:2009 in some locations. Please refer to Appendix B Drawing Markups for further details and key locations.	BCA D4D2, D4D4	D1P1
14.	Basement 01 Staff Male Ambulant and Female Ambulant	The entry door location affects the 900 x 900 min. clear circulation on the internal side of the ambulant toilet cubicle due to proximity to and vanity obstruction.	Design review required of door position to ensure 900 x 900 circulation space clear provided directly in front of open-door swing (currently is off-set) - Refer AS1428.1:2009 Fig 34	F4D6	FP2.1
15.	Hearing Augmentation - number of receivers	Potential non-compliance with regards to a reduced number of hearing augmentation receivers provided due to the current school strategy that may be partially	Further discussion and information on the hearing augmentation system type, number of receivers proposed, and current management strategy determine if an Access performance	D4D8	D1P9

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
		reliant on student use of personal phones as receivers.	solution is justifiable for the new works.		
16.	Existing Ferguson building – upper-level access (interface area)	The demolition of Vicars House building (with existing lift, assumed non-compliant) removes the step free path of travel to and within the upper building levels of Ferguson building, as it is currently connected and shares the use of the lift (that will be removed).	To improve equitable access and assist mitigate DDA risk in the short term, the school is to provide an operational management plan for use of alternate equivalent facilities in accessible area for a person with disability eg. Scheduled use and functional operation of classrooms at accessible building level/s in lieu of non-accessible levels. Note: This may require justification as a potential Performance Solution, subject to Project Certifier advice – TBC. <i>Consideration of a longer-term solution ie. by providing a new compliant ramp (and lift) access as part of phased upgrade access strategy for the Ferguson building as part of a separate future project is recommended – DDA/Advisory</i>	D4D4 DDA	D1P1 DDA
17.	Existing Ferguson building – ground level access (interface area)	The demolition of existing (non-compliant) external ramps and stairs to the Ferguson building removes the step free path of travel to ground level from south/eastern approach, resulting in stair access only between ground level areas required to be accessible.	An Access Performance Solution would be required to justify the single handrail provision (required for the stair platform lift) with the school operational management plan (existing) to be updated <i>Consideration of a longer-term solution ie. by providing a new</i>	D4D4 DDA	D1P1 D1P2

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
		A stair platform lift is proposed to provide a means of step free access at the existing stairs, however, due to its functional requirements can only provide a handrail to one side in lieu of both sides as required.	<i>compliant ramp (and lift) access as part of phased upgrade access strategy for the Ferguson building as part of a separate future project is recommended – DDA/Advisory</i>		

Table 1.2.1 – Key queries and recommendations

Note:

- The above non-compliances are not a full list of all access non-compliances for the building. The Report as a whole, including the **Appendix B – Drawing Markups** (new SIP Building) needs to be reviewed by the design team to obtain an understanding of all accessibility issues to be addressed during the next design stage.

In order to confirm the design complies with the accessibility provisions of the BCA and DDA Premises Standards, the following items listed in Table 3 below are required to be clarified, submitted, illustrated, etc, during the next design (DD/CC) stage:

Item No.	Item	Comment	BCA Clause
A	External Access and Landscape Design to the new building and between adjacent existing buildings required to be accessible	Further developed Campus Green Landscaping Detailed Design Plans and landscape finishes/material schedule required for review at DD/CC Stage. Plans and details to confirm all required accessways are provided to the new building, between adjacent buildings required to be accessible and to the new required accessible car-parking spaces and existing vehicular drop-off area.	D4D3, D4D4
B	Ramp, Walkway and external courtyard/circulation areas, Bridge, Stair Design Details	1:20 or 1:50 details of proposed 1:14 ramp and the 1:20 gradient walkways and stairways and link bridge are required for further assessment prior to DD/CC stage. The details are to include compliant dimensioning of all relevant components, i.e. gradients, lengths, unobstructed widths between handrails on both sides (where applicable), landings (1200mm minimum if no turning), turning bays (1540 x 2070 minimum), handrails (diameter of min 30-50 mm clearances, etc.) raised kerb details and/or kerbing edge protection.	D4D4

Item No.	Item	Comment	BCA Clause
		In particular, design workshop review of the Auditorium and Internal feature stair access requirements within this report to occur at DD stage.	
C	Sanitary Facilities Wet Area Details & Sanitary Fixtures Schedules	1:20 or 1:50 plans, elevations/details of the proposed unisex accessible sanitary facilities and ambulant facilities will be required for further assessment. Sanitary FF & E Schedule with sample image and key dimensions to confirm AS1428.1 compliance for any new fittings. The details are to include compliant dimensioning of all circulation area requirements, set outs of sanitary fixtures etc to comply with AS1428.1:2009.	F4D5, F4D6
D	Materials & Finishes Schedule for Floor/ground surfaces – Internal and external	Details to be provided for all new ground/floor finishes to confirm AS1428.1 compliance for: • Traversable surface • Slip resistance – min. slip rating using Wet Pendulum Method compliant with AS4586:2013 and Standards Australia Handbooks HB197 & 198 • Level surfaces with minimal vertical transitions and minimal openings/gaps between adjacent surfaces • Luminance contrast strategy for stair and ramp TGSIs to their adjacent floor surfaces	D4D4, D4D9
E	Materials & Finishes Schedule for Door/wall surfaces	Further details to be provided of access strategy for doorways to confirm AS1428.1 compliance for: • 30% minimum luminance contrast between the door leaf or frame and the adjacent wall, for a minimum width of 50mm	D4D4
F	Door Schedule/Details & Door Hardware Schedule	To confirm AS1428.1 compliance strategy for all required internal and external doorways, including: • Door hardware and controls (including controls to automated doors, security/card readers, intercom systems) to meet Clause 13.5.3. • Level threshold transitions and compliant 1:8 door threshold ramp details to meet Figure 21. • Lightweight door operation – 20 N max. for manual operating doors	D4D3, D4D4
G	Hearing Augmentation System/s – AV Specification	Further details of any areas where inbuilt amplification is proposed (not solely for emergency warning) – within new works areas will be required for assessment as the design	D4D8

Item No.	Item	Comment	BCA Clause
		progresses, as this will trigger the provision for hearing augmentation systems. Information on the current School hearing augmentation system and strategy for use of any required receivers to determine if a potential Performance Solution is Justifiable	
H	Statutory Signage Strategy	Signage Schedule to be provided during design development, compliant with AS1428.1, Cl 8 & BCA D4D7 & Specification 15.	D4D7
I	BCA D4D5 Exempt Areas	Formal advice on any areas that may be seeking Part D4D5 exemption to be provided for assessment as the design progresses (subject to Certifying Authority approval).	D4D5
J	Additional Fittings/ Fixture/ Furniture – elements that are outside of BCA/Access Code min. compliance requirements eg. rest seating, accessible counter/desk design etc.	Design review considerations for universal height/viewing and seating heights to allow for people using wheelchairs and access needs considering AS1428.2:1992 design guidance.	DDA

Table 1.2.2 – Request for Further Information to be provided prior to CC Stage

2.0 INTRODUCTION

2.1 Report Purpose

This Access Report has been prepared for the proposed new works for the Secondary Innovation Precinct (SIP) and Campus Commons project, the site of which is located at 20 Avon Road Pymble. The campus occupies multiple lots. The project area is situated in Lots 11 -17 in Deposited Plan 7131 and Lot 1 Deposited Plan 69541.

The Access Report has been prepared to document the access provisions and requirements of the proposed new works and the compliance strategy to ensure that the design is capable of compliance with the access requirements of the Federal Disability (Access to Premises – Buildings) Standards 2010 ('Premises Standards'), the access provisions of Volume 1 of the Building Code of Australia 2022 ('BCA') and referenced Australian Standards (AS), with consideration of the objectives of the Federal Disability Discrimination Act 1992 (DDA).

Group DLA (NSW) has been commissioned by Pymble Ladies' College (the College) to prepare this Access report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs) and in support of the preparation of an Environmental Impact Statement (EIS) and State Significant Development Application (SSD- 79146716) to the Department of Planning, Housing and Infrastructure (DPHI).

Project SEAR SSD 79146716	Section of report
6. Built Form and Urban Design	
Demonstrate how design quality will be achieved in accordance with the Education SEPP Design Quality Principles and the Design Guide for Schools, including: • how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. • how the building design will deliver a high-quality development, including consideration of façade design, articulation, roof design, materials, finishes, colours, any signage, integration of services, and the principles of Crime Prevention through Environmental Design. • Assess how the development complies with the relevant accessibility requirements Limited to DDA Access to Premises Standards, Building Code of Australia 2022 Accessibility Provisions and Referenced Access Standards Compliance Only	Throughout

The Report is based on assessment of the documentation listed in **Appendix A – Documentation Assessed** to this report, and the information provided by the client, and is intended for their use only.

It is to be noted that the design assessment has been made of the new works to the extent required to support the State Significant Development Application (**SSDA**) Submission. Further assessment of detailed architectural documentation will be required following design development and detailing to ensure access compliance is included in construction documentation for assessment at Construction Certificate stage.

2.2 Reporting Team

The information contained within this Report was prepared by Elisa Moechtar, Technical Director – Access, ACAA Accredited Access Consultant (No. 198) from Group DLA Access.

2.3 Legislative and Project Brief Requirements

This development submission is subject to the Environmental Planning and Assessment Act 1979 (NSW).

This present access report has considered the following legislation and referenced access standards:

- Federal Disability Discrimination Act 1992 (DDA);
- Federal Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards);
- Building Code of Australia 2022 (BCA); and
- Australian Standards: AS1428.1:2009, AS1428.4.1:2009, AS1735.12:1999, AS2890.6:2009 and AS1428.2:1992 (where relevant).

The following table summarises the key statutory issues relating to the BCA access provisions and the DDA Premises Standards in relation the assessment and certification of new buildings.

Issue	Legislative Reference	Comment
New Work	BCA (EPAR 145)	All new works must comply
Access to Premises	Federal Disability (Access to Premises – Buildings) Standards 2010	Upgrade of the 'Affected Part' of existing building/s to provide access for people with disabilities - triggered by new work requiring Building Approval and Crown development.
Potential DDA Complaints	Federal Disability Discrimination Act (DDA)	Regardless of any new works, the development is subject to the Federal Disability Discrimination Act 1992 (DDA) which applies nationally.

Table 2.3.1 – Access Regulatory Framework Summary

A summary outline of these key reference documents is included below:

- The **DDA** objectives focus on the provision of equitable, independent, and dignified access to services, facilities and premises for people with mobility, sensory and cognitive disability. The DDA makes it is unlawful to discriminate against people on the grounds of disability.

“Premises” is broadly defined under the DDA, Section 23 to include not only buildings but many other aspects of the built environment, including streetscapes and open space areas as well as non-building elements like furniture, fixtures and fittings. The DDA covers existing buildings, including heritage buildings, those under construction and future premises. The DDA applies nationally and is a complaints-based legislation administered by the Australian Human Rights Commission (AHRC).

- The **Premises Standards** is a statutory instrument made under the DDA to outline how DDA obligations can be met for new building work. Its purpose is to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities, and services within buildings, is provided for people with disability and to give certainty to the people responsible for compliance that if the Standards are met, that they cannot be subject to a successful complaint under the DDA in relation to the matters covered by the Standards.

- The Premises Standards includes an **Access Code** for Buildings that is mirrored in the access provisions of the **Building Code of Australia (BCA)** in Parts D4, E3D7, E3D8, F4D5, F4D6, F4D7, and F4D12. Under the Premises Standards, new building work and the “Affected Part” of existing buildings must comply in the same manner as it is required to comply with the BCA, by meeting Deemed to Satisfy (DtS) provisions or by adopting a performance solution that achieves the relevant performance requirements. The DtS provisions reference Standards, including parts of the AS1428 suite to outline technical criteria and minimum requirements to achieve reasonable access provisions for people with disability.
- It is important to note that compliance with the Premises Standards and the Access Code will ensure that DDA non-discrimination requirements are met for all matters/areas covered by the Standards. However, for any matters/areas that are not covered by the Premises Standards, the over-arching DDA legislation will still apply and it cannot be guaranteed that a successful complaint cannot be lodged.
- An “**Affected Part**” upgrade is applicable to a building owner or a sole lessee of an existing building who is the applicant for a building approval permit. It is triggered by application for a Construction or Complying Development Certificate, or where new works are constructed for and on behalf of the Crown. For example, a new building, alterations and additions to an existing building or an application for a change in building use where building works are proposed or required to meet fire safety standards.

When new building works are being undertaken by the building owner within an existing building of specified Classes that requires a building approval (CC, CDC or Crown), the requirement to upgrade access applies to the area of new work and the affected part.

Note:

- If the lessee of a part of a building (which includes more than one lessee) submits the application for approval of the building work the upgrading of the affected part will not be applicable.

The affected part is defined below:

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

The affected part is illustrated in diagrammatic form in Figure 1 below.

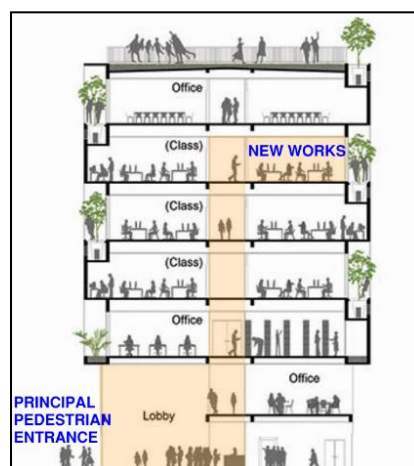


Figure 2.3.2 – Sample Schematic of “Affected Part”

- **AS1428 Suite – Design for Access and Mobility** provides technical criteria and minimum requirements related to accessible design for the independent use of people with disability. It focuses on the provision of continuous

accessible paths of travel, circulation spaces, facilities and access features for people using wheelchairs, with ambulant disabilities and with sensory (vision and hearing) disabilities.

- **Part 1: AS1428.1-2009** is referenced by the BCA and includes mandatory access requirements for the provision of access for people with disability for new developments. The 2009 revision of AS 1428.1 adopted the increased circulation requirements of AS 1428.2-1992 that were developed to satisfy the needs of 90% of people with disability between the ages of 18 to 60.
- **Part 4: AS1428.4.1-2009** is referenced by the BCA and contains mandatory access requirements for Tactile Ground Surface Indicators (TGSIs) to assist the orientation of people with vision impairment.
- **AS2890.6-2009** is referenced by the BCA and contains mandatory access requirements for accessible car parking (off-street) for people with disability.
- **AS1735.12-1999** is referenced by the BCA and contains mandatory access requirements for passenger lifts, escalators and moving walks to assist people with disability.

2.4 Additional Design Guidelines

The Report also considers other relevant access design guidelines and/or advisory Standards (that do not form part of a formal Premises Standards/BCA assessment) to promote equity and dignity in line with the primary objectives of the DDA and a Universal Design approach, including:

- Centre for Excellence in Universal Design - Universal and Inclusive Design Principles
- Australian Human Rights Commission (AHRC) Advisory Note on Streetscape, Public Outdoor Areas, Fixtures, Fittings and Furniture – 8 February 2013

Note:

- This document provides information on parts of the built environment not covered by the DDA Access to Premises Standards that continue to be subject to potential DDA discrimination complaints by people with disability if they experience an access barrier.

A summary outline of key design planning considerations from the above guidelines is included below:

- The seven Universal Design Principles for consideration in the ongoing design of the development include:
 - Principle 1: Equitable Use
 - Principle 2: Flexibility in Use
 - Principle 3: Simple and Intuitive Use
 - Principle 4: Perceptible Information
 - Principle 5: Tolerance for Error
 - Principle 6: Low Physical Effort
 - Principle 7: Size and Space for Approach and Use

Universal Design provides numerous benefits for associated businesses, individual users and society in general. An inclusive environment that can be accessed, understood and used by as many people as possible makes good business sense, is more sustainable for the environment and is socially progressive.

2.5 Limitations

- This Report assesses the access provisions of the proposed development in general and does not include nor imply any assessment for design outside the minimum access provisions of the Federal Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), and accessibility provisions of the BCA.

- This Report does not provide comment on detailed design issues and cannot be considered sufficient for construction approval stage. Further assessment of the developing design and detailed architectural documentation would be required to verify access compliance for the purposes of construction approval.
- This assessment is limited to a desktop review of the documentation provided at the date of this report and as referenced within **Appendix A – Documentation Assessed** to the Report.
- The Report represents the opinions of Group DLA Access based on the facts and matters known at the time of preparation of this document. Opinions, judgments, and recommendations detailed in this document, which are based on our understanding and interpretation of current statutory and regulatory obligations and standards, should not be interpreted as legal opinion.

3.0 PROJECT PARTICULARS

3.1 Building Site

The site is located at 20 Avon Road, Pymble, within the Ku-Ring-Gai Local Government Area (LGA). The site comprises multiple parcels of land and is legally described as:

- Lot 1 Deposited Plan 69541
- Lots 11- 17 Deposited Plan 7131

The site and proposed work areas are identified in the figures below.

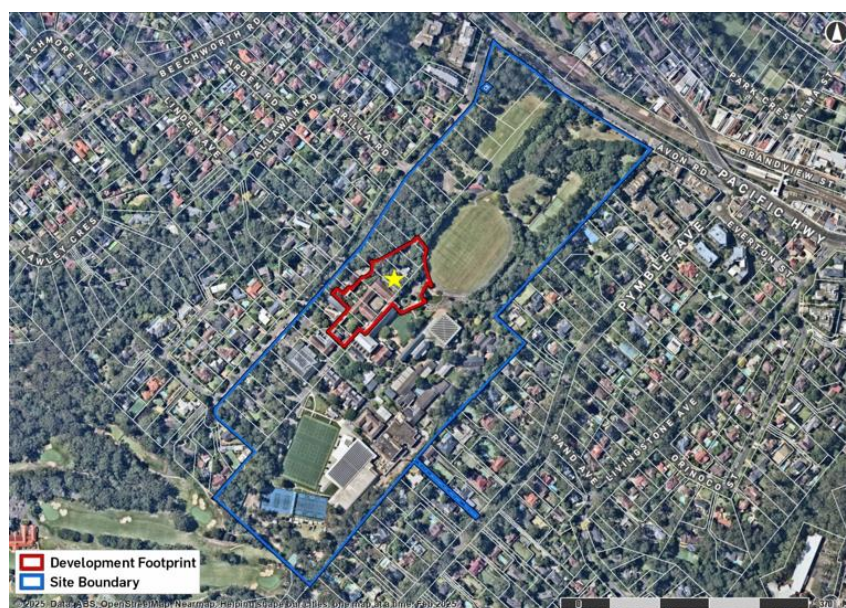


Figure 3.1.1 – Site plan (Source: Urbis)

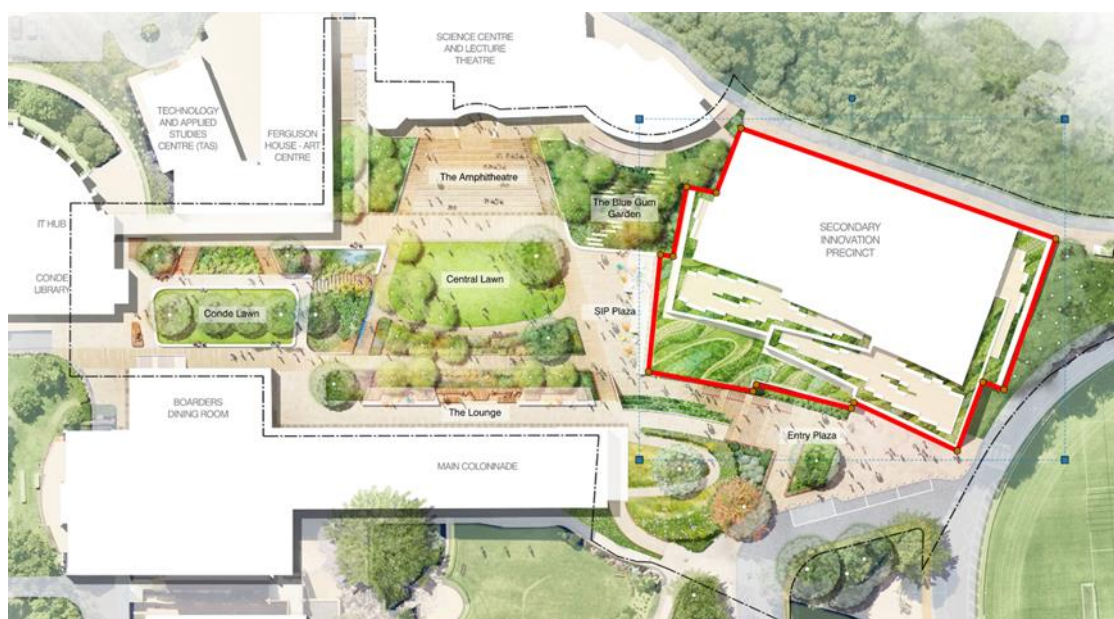


Figure 3.1.2 – Site plan (Source: TCL) – Campus Common with SIP building shown highlighted in red.

Key features of the site are as follows:

- The site accommodates the existing Pymble Ladies' College which accommodates Kindergarten to Year 12 students.
- Vehicular access to the College is provided via separate ingress and egress driveways on the northern and western sections of Avon Road.
- Pedestrian access is provided through multiple gates along Avon Road.
- The project area that is subject to this SSDA is located at the entrance to the College west of the oval.
- The project area slopes down from south to north with a fall from RL 124.50 at the southern corner to RL 116 at the north west corner.

Key features of the locality:

The development context surrounding the site is a leafy suburban environment, predominantly made up of detached residential properties set within expansive gardens and along avenues lined with mature trees.

Recent developments of moderate-scale residential apartment buildings occur closer to the railway corridor. Two storey commercial establishments are located near to Pymble train station, specifically along the Pacific Highway and on the northern flank of the railway line.

- The site is located approximately 19km north west of the Sydney Central Business District.
- The College is situated approximately 200m from Pymble train station, situated on Pacific Highway and Pymble town centre.

The immediately surrounding locality is described as follows:

- North: Avon Road and Pacific Highway (approximately 400m).
- East: Residential uses, accommodating a mixture of dwelling houses and residential flat buildings.
- South: Avondale Golf Course.
- West: Avon Road, beyond which is a residential area characterised by detached dwelling houses

3.2 New Works: Project Description

The project comprises demolition of several existing buildings and the construction of the Secondary Innovation Precinct, associated landscaping and Campus Commons at the Pymble Ladies College. The SIP is a five-storey building that will consolidate STEM based learning opportunities within the College.

The proposal seeks development approval for the Secondary Innovation Precinct (SIP) and Campus Commons at Pymble Ladies' College.

In particular, the development comprises:

- Demolition of the existing Isabel Harrison, Dorothy Knox, John Vicars and Robert Vicars Buildings.
- Tree removal.
- Excavation of the basement level.
- Construction of the new five storey SIP building of RL 146.98m and including:
 - General Learning Spaces.

- STEM teaching spaces.
 - Senior student facilities.
 - Function spaces.
 - Food and beverage facilities.
 - Associated amenities.
 - Storage and building services.
- 2 car spaces within the basement (for service vehicles) accessible from the existing rear vehicle service road.
- Minor kerb realignment of the existing access road to the east of the SIP.
- Landscaping on the outdoor terraces and surrounding the building.
- The project also includes the Campus Commons, a significant garden lawn and amphitheatre connecting the SIP precinct to the rest of the campus.

3.3 New Works: Building Classifications

The table below sets out the building classifications of the new building works (as advised by the project BCA Consultant – please refer to Group DLA (NSW) BCA Report, rev E dated 21/03/2025 for further details.

The table below sets out the building classifications of the new building works.

Building (or part) / Usage – description	Building classification(s)
Staff Offices	Class 5 – Offices
Secondary High School & Auditorium	Class 9b – Assembly building (Secondary School & Auditorium)
Canteen	Class 6 – Retail
Loading Dock	Class 7a – Car parking
New bridge to Science Centre	Class 10b - Structure

Table 3.3.1 – Building classifications and accessibility requirements of new works

3.4 Areas Required to be Accessible under the Premises Standards / BCA

In accordance with the provisions of Part D4D2 of the BCA, the following areas of the building (s) are required to be accessible:

Building (or part) / Area	Accessibility Requirements – Description
Class 5 – Staff Offices	To and within all areas normally used by the occupants.
Class 9b – Assembly building	To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.
Class 6 - Canteen	To and within all areas normally used by the occupants.
Class 7a – Loading Dock	To and within any level containing accessible carparking spaces
Class 10b – New bridge	Not specifically nominated under the BCA, however as function and use of bridge serves as a new pedestrian linkage between required accessible building areas, we have assessed as requiring the same accessibility requirements ie. access to and within all areas normally used by the occupants.

Table 3.4.1 – Areas required to be accessible under Premises Standards / BCA

4.0 ACCESSIBILITY ASSESSMENT

4.1 Access to Buildings from Property Boundary

References – Premises Standards 2010 / BCA Parts D4D2, D4D3, D4D4, and AS1428.1

Requirements:

To meet the Premises Standards 2010 / BCA, an accessway (i.e., a continuous accessible path of travel, compliant with AS1428.1) for people with a disability is required to the building from:

- The main points of a pedestrian entry at the site allotment boundary; and
- Another accessible building connected by a pedestrian link; and
- Any required accessible carparking space on the allotment.

In addition, any common-use stairs, ramps, and walkways providing pedestrian access to the building are to be compliant with Premises Standards 2010 / BCA Part D4D4 and AS1428.1.

Assessment:

Accessways from Site Allotment Boundary:

There are various existing main entry points at the site allotment boundary, however the connecting pedestrian paths of travel to the proposed new Student Innovation Precinct (SIP) building, are not considered accessible within the meaning of AS1428.1:2009) due to the steep site topography. Gate 01, the primary and designated pedestrian entrance from Avon Road includes an existing stairway and connecting walkways/ramps with steep gradients that exceed the maximum permitted for an accessway under AS1428.1:2009. The absence of a compliant (step-free) accessway from the site boundary to the new building is a compliance departure from BCA Part D4D3 (1a) that will be addressed by a **Performance Solution**.

Notwithstanding the above, new works accessways to the two (2) main entrances to and through the SIP building from the new works Campus Common landscape design will be provided. An accessway to the building main entrance, ground level will be provided from the Entry Plaza (RL125.47), that connects via new pathways to the existing Flagpole Plaza drop off area.

An accessway to and through the building main entrance, lower ground level will be provided from the SIP Plaza (RL121), which connects via a new descending 1:14 ramp and inclined access walkway from the existing Flagpole Plaza drop off area (RL125.50) that is connected on a step free path of travel from the new Entry Plaza (RL125.47).

During the next design (DD) stage:

- An Access **Performance Solution** will be provided to address the DtS compliance with BCA Part D4D3 (1a) based on the availability and use of the existing Main campus drop off area (with operational management in use plan for people with disability and/or access needs) at Flagpole Plaza; and provision of a new accessible car-parking space (to replace existing non-compliant accessible car parking space) and kerb ramp as part of the new works area adjacent to new Entry Plaza.
- All new accessways to the new SIP building will be developed to ensure compliance DDA Premises Standards / BCA Part D4D3 and AS1428.1:2009 requirements.

Accessible Pedestrian linkages between buildings:

The new works Campus Commons area is surrounded by five (5) existing buildings and the proposed new Student Innovation Precinct (SIP) building, all with varied floor levels. The various site levels are the key constraints that

This aerial photograph shows a section of the University of the West of Scotland campus. A blue line traces a path through the landscape, connecting several key areas. The areas include:

- TECHNOLOGY AND APPLIED STUDIES CENTRE (TAS)**
- FERGUSON HOUSE - ART CENTRE**
- SCIENCE CENTRE AND LECTURE THEATRE**
- The Amphitheatre**
- The Blue Gum Garden**
- Central Lawn** (RL 121)
- SP Plaza** (RL 121)
- Conde Lawn** (RL 123)
- The Lounge** (RL 123.15)
- Entry Plaza** (RL 125.47)
- SECONDARY INNOVATION PRECINCT**
- MAIN COLONNADE**
- BOARDS DINING ROOM**
- EX 115.88**
- RL 120.75**
- RL 126.50**

A legend in the bottom left corner defines the symbols used in the plan:

- Trees**: Represented by a green tree icon.
- Paving (vehicle)**: Represented by a grey rectangle.
- Stepping Stones**: Represented by a blue and white striped rectangle.
- The Rill**: Represented by a blue line.
- Bench Seat**: Represented by a brown rectangle.

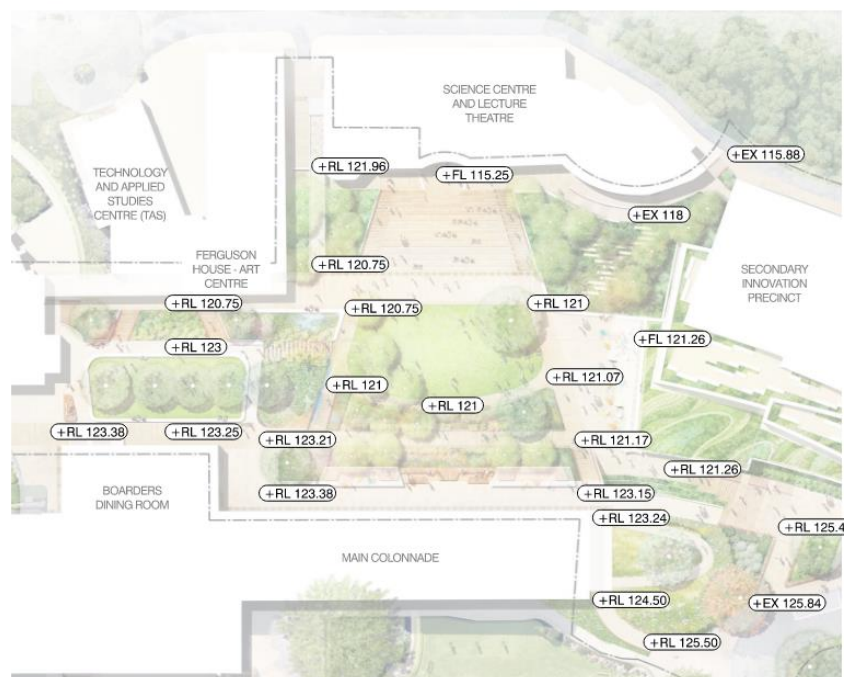
Campus Commons Key Levels

Key

+EX 000 Existing Levels

+RL 000 Proposed Levels

+FL 000 Building Floor Levels



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There is a significant 10 metre height variation from the Entry Plaza (RL125.47) of the new SIP building to the front entry of the existing Science Centre and Lecture Theatre (RL115.25). This height variation will be addressed by the various Campus Commons new works external stairs and alternate accessways: ramps, inclined access walkways and covered link bridge/s to a new passenger lift at the interface area to the existing Science Centre building.

The new vertical and horizontal paths of travel will be developed during the next design stage to ensure that accessible pedestrian linkages between the new SIP building and existing adjacent buildings being retained can meet DDA Premises Standards / BCA Part D4D3 and AS1428.1:2009 requirements. Further comment on various landscape elements is included below in subsequent report sections.

Accessways from on-site accessible carparking space

Adjacent to the Entry Plaza there are 4x new work parallel carparking spaces proposed for staff use, including 1 x designated accessible carparking space with kerb ramp that will be designed to meet AS2890.6:2009 and AS1428.1:2009. An accessway is achievable from the new accessible car-parking space and nearby existing Main campus drop off area to the SIP building main entrances that are located at ground and lower ground level.

As noted previously, at ground level, access to the main entry is direct from the new Entry Plaza that will be developed to provide gentle gradients and crossfalls in accordance with AS1428.1:2009. At lower ground level, access to the main entry is via a descending 1:14 gradient ramp and connecting 1:21 gradient walkway OR via wide descending feature access stairs. The new stairs, ramp and walkways will be developed to include access features in compliance with the DDA Premises Standards / BCA Part D4D3 and AS1428.1:2009 requirements.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.2 New Buildings – Entrances

References – Premises Standards 2010 / BCA Parts D4D2, D4D3, AS1428.1

Requirement:

To meet the Premises Standards / BCA requirements for accessible entry for people with disability into the building, access is required through the principal pedestrian entrance (or parts of a building when building has separate functions/use), and:

- Through not less than 50% of all pedestrian entrances (except those serving only areas exempted by BCA Part D4D5); and
- A non-accessible pedestrian entrance must not be located more than 50m from an accessible pedestrian entrance (building more than 500m² total floor area), except for pedestrian entrances serving only areas exempted by BCA Part D4D5.
- Each accessible entrance is to have clear circulation spaces on both sides of doorways that are level, with an 850mm minimum clear opening width for the active leaf, compliant with AS1428.1.

Assessment:

The new works five storey SIP building includes two (2) main entrances located as follows:

- Main Entry access at ground level into the Main Foyer/ Lobby from the southern side of the building facing the Entry Plaza - open pedestrian forecourt near the new Parking and existing Drop off area.
- Canteen Entry access at lower ground level into the Canteen Seating area from eastern side of the building, facing the SIP Plaza and Central Lawn.

Both above entrances will include partial overhead external covering with entry access into the building provided via large, glazed sliding doorways that are power operated.

The above entrance doorways will be detailed to ensure continuous step free access to and through the doorways for compliance with the Premises Standards 2010 / BCA.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.3 Emergency Egress

References – BCA Parts D2D22, D4D4, and AS1428.1

Requirement:

To meet BCA Part D2D22, required fire-isolated stair/ramp exits that serve accessible areas are required to include specific accessibility features for people with disability (ie, ambulant and sensory) including:

- At least one continuous, consistent height handrail compliant with AS1428.1 clause 12 to meet BCA Part D2D22.
- To achieve a consistent height handrail (ie, without vertical or raked sections), an off-set tread at the base of each stair flight or an increased mid-landing length to allow a one-tread handrail extension clear of egress route is needed.
- All fire-isolated egress stairs to include luminance contrasting step nosing that is slip-resistant in compliance with AS1428.1 to satisfy BCA Part D4D4.

Note:

Any fire-isolated stair/ramp exits used for egress and communication purposes are required to meet the Access requirements for communication stairs and ramps. Refer relevant Sections below for further details.

Assessment:

The design includes two (2) fire isolated stairs (egress only), nominated as Stair 01 and 02 located at the northern side of the building. Both stairs discharge at Basement 01 at the rear northern side of the building to an existing service road that will also include development of a new works external path alongside it for egress use only. It is noted that due to the existing topography and building site constraints, the gradient of the new works pathway would not comply with the access design requirements of AS1428.1:2009.

There is another external egress door from the Auditorium at Basement 01 that discharges to an existing external pathway/stair near the Science Centre / Lecture Theatre. The external area will also include new works external stairs that will connect to the existing adjacent building and to the existing service road that will also be used for emergency egress purposes from the new SIP building.

It is to be noted that the main building entrances at Ground and Lower ground level above will also be utilised for emergency egress, and as required accessible entrances will also allow for independent accessible egress. These entrances are covered in the report section above and below.

A new egress only stair is proposed from the existing Boarders Dining Room, however as a non-fire isolated stair it will be required to comply in full with AS1428.1:2009. Refer to Stairway section further below in this report.

Due to the limited detail provided on the design documentation issued, at this early stage of the project, no assessment has been made of the above fire-stair access requirements that will be applicable to the project.

The following areas require further review at next design (DD) stage:

- Provide an off-set tread at the base of each stair flight or an increased mid-landing length to allow a one-tread handrail extension clear of min. egress path. Current plans indicate this at most but not all stair flights within Stair 01 and 02. Refer Appendix B – Drawing Markups.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements. Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

DDA/Advisory Notes:

There is a gap in current access legislation regarding independent accessible egress for people with disability, particularly for people with mobility issues that are unable to use fire stairs as there is no mandatory requirement within the BCA or Premises Standards for accessible egress to be in accordance with AS1428.1 (like there is for entry access to and within buildings).

The BCA includes Functional Statements and Performance Requirements relevant to ensuring safe egress from buildings for all occupants, which includes people with disability however aside from some access provisions for fire-isolated stairs and ramps, egress for people with disability from buildings is generally a managed solution reliant on assistance. Where fire safety engineering forms part of the project then the fire safety engineer needs to demonstrate that egress for ALL persons is justified to the degree necessary.

To meet DDA objectives and the relevant egress Performance Requirements of the BCA, all users, including people with disability should be provided with a safe means of evacuation/egress from premises to a place of safety.

The following information is provided for information purposes and for consideration by Fire-Engineer, Design team and Client/Building Operator:

- *Consider emergency evacuation provisions and procedures for people with disability using a combination of horizontal egress options and potential accessible refuge locations, as part of the overall emergency evacuation plan for the development.*
- *Seek confirmation from Client/Building Operator on any current PLC emergency provisions and practices to allow smooth and coordinated interface of new building with existing surrounding buildings areas being retained.*
- *Consider including additional access features to meet AS1428.1 for enhanced access and safety for all users within the new fire stairs such as providing:*
 - *AS1428.1 compliant handrails on both sides of fire-isolated egress stairs (this appears achievable for this project)*
 - *AS1428.1 accessible entry doors with 850mm min. clear width opening to fire stairs with compliant external door circulation to allow independent use by people using mobility aids to independently access*

the stairs (this appears achievable for this project) and potential refuge areas (these are not currently provided for this project).

- Consider accessible egress options for people with disability and/or people with access needs unable to self-evacuate using fire stairs. NOTE: For the Auditorium venue that has required wheelchair seating spaces provided at Basement Level 01, independent egress may be achieved from the building via the external egress door, however currently this leads to existing external stairs, OR alternatively independent egress appears available to and through the Stair 01 and 02 fire-stairs landing that leads from the building to the new egress pathway along existing service road.
- Consideration should be made for a documented accessible egress strategy with an emergency evacuation plan with fire wardens to assist people with disability for the proposed new building development, within the existing site (DDA/Advisory).
- Consideration of AS3745:2010 Planning for Emergencies in Facilities for future emergency management planning is recommended.

4.4 Access Within Buildings – Paths of Travel & Circulation Requirements

References – Premises Standards 2010 / BCA Parts D4D2, D4D4, AS1428.1, AS1428.2

Requirement:

To meet the Premises Standards / BCA and provide access for people with disability to and within all common-use areas of the building required under BCA Part D4D2, accessways are to be provided throughout all parts of a building required to be accessible.

Accessways require the following minimum circulation areas to comply with AS1428.1:

- 1000mm minimum clear width path of travel (for linear direction), with increased clear width areas required for doorway circulation, turning, etc;
- All doors to common-use areas require 850mm minimum clear opening width (generally 920mm minimum door leaf) with provision of clear door circulation space on both sides and level threshold transitions, compliant with AS1428.1;
- Turning spaces (1500mm x 1500mm) compliant with AS1428.1 where users are required to turn through 90 degrees;
- Passing spaces (1800mm W x 2000mm L) compliant with AS1428.1 at 20m maximum intervals where a direct line of sight is not available; and
- Turning spaces (1540mm W x 2070mm L) compliant with AS1428.1 within 2m of the end of accessways (including corridors or the like) and at 20m maximum intervals along an accessway.

Accessways require the following minimum circulation areas to comply with AS1428.2 (Advisory/ best practice):

- 1200mm minimum clear width path of travel (for linear direction),
- Passing bays (1800mm W x 2000mm L) are required at 6m max. intervals.

Assessment:

Access to and within the new SIP building is achievable, subject to ongoing review and design development. Vertical access between all new building levels is provided by the two (2) passenger lifts that will ensure continuous access between all areas required to be accessible for compliance with the Premises Standards 2010 / BCA.

Externally, the proposed spatial provisions (generally 1800mm min. clear width) will allow for passing in opposite directions by two people using wheelchairs (or prams) for compliance with the Premises Standards 2010 / BCA.

Internally, the proposed spatial provisions (generally 1000mm min. clear width and 1500mm min. clear width) will allow for a wheelchair user to pass a person walking for compliance with the Premises Standards 2010 / BCA.

The access improvements that will be provided by the proposed Campus Common external landscape works require the demolition of various existing buildings and various external (non-compliant) ramp and stair elements, including:

- The demolition of the Vicars House building (with existing lift, assumed non-compliant) removes the step free path of travel to and within the upper building levels of Ferguson building (interface works area), as it is currently connected and shares the use of the lift (that will be removed); and
- the demolition of the existing (non-compliant) external ramps and stairs to the Ferguson building removes the step free path of travel to ground level from south/eastern approach, resulting in stair access only between ground level areas required to be accessible.

The following areas require further review at next design (DD) stage:

- Various doorways include limited door circulation areas that does not meet the compliance requirements of AS1428.1:2009 – Please refer to Appendix B Drawing Markups for further details and key locations.
- To improve equitable access and assist, mitigate DDA risk in the short term for the Ferguson Building, the school is to provide an operational management plan for use of alternate equivalent facilities in accessible area for a person with disability eg. Scheduled use and functional operation of classrooms at accessible building level/s in lieu of non-accessible levels. Note: This may require justification as a **Performance Solution**, subject to Project Certifier advice – TBC.

Consideration of a longer-term solution ie. by providing a new compliant ramp (and lift) access as part of phased upgrade access strategy for the Ferguson building as part of a separate future project is recommended – DDA/Advisory

- The stair platform lift that is proposed for a means of step free access at the Ferguson House existing stairs, is, due to its functional requirements only able to provide a stair handrail to one side in lieu of both sides as required. Refer to sections Lifts and Stairway sections below for further details.

4.5 Paths of Travel – Accessible Floor Surface Requirements

References – Premises Standards 2010 / BCA Parts D4D2, D4D4, and AS1428.1

Requirement:

Accessways require suitable ground and floor surfaces that comply with AS1428.1 to be traversable by people with disability including:

- Level abutment between surfaces with a smooth transition (ie. 0mm with construction tolerance of 3mm vertical or 5mm with chamfered/rounded edge permitted)
- Carpet pile height to not exceed 11mm and carpet backing thickness not more than 4mm
- Grates with minimised opening size ie. circular openings 13mm maximum diameter, slotted openings 13mm maximum wide and oriented with long dimension transverse to dominant direction of travel (Heelguard grates 8mm maximum width recommended/preferred)
- All floor surfaces to be slip resistant, compliant with AS1428.1 with minimum slip ratings to BCA Table D3D15, AS4586 and Australian Standards Handbooks HB 197 & HB 198 (wet pendulum method) to suit context/location.
- The following table includes the minimum slip resistance classifications required for some common locations:

Building Element/Area	Surface Condition	
	Wet Pendulum Test - Dry	Wet Pendulum Test - Wet

Ramp steeper than 1:14	P4	P5
Ramps not steeper than 1:14	P3	P4
Wet Areas eg. Toilets	--	P3
Transitional Areas eg. Entry Lobby	P2	P3 (Preferred)
Dry Areas eg. Internal room	P1	--
Stair tread and landings	P3	P4
Stair nosing and landing edge strip	P3	P4

Assessment:

Due to the limited detail provided on the design documentation issued at this early stage of the project, no assessment has been made of the above access requirements that will be applicable to the project.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.6 Paths of Travel – Accessible Door Requirements**References – Premises Standards 2010 / BCA Parts D4D2, D4D4, and AS1428.1****Requirement:**

To meet the Premises Standards 2010 / BCA and provide access for people with disability to and within all common-use areas of the building required under BCA Part D4D1, all doorways on accessways require the following to comply with AS1428.1:

- 850mm minimum clear opening width active leaf (generally 920mm minimum door leaf) with provision of clear door circulation space on both sides and level threshold transitions, compliant with AS1428.1 clause 13;
- For double leaf doors, at least one active leaf door is required to achieve 850mm minimum clear opening width.
- Provide 30% minimum luminance contrast between doorway openings and adjacent surfaces, compliant with AS1428.1 clause 13.3
- Door circulation space to be located on level landings no steeper than 1:40 gradient. The circulation space required will depend on the door type ie. swing or sliding and the angle of approach ie. frontal, side etc.
- All accessible entrance doors and associated door hardware and controls to comply with AS1428.1 clause 13.5
- Doors to have lightweight operational force (20N) or may need power-operation with accessible controls.
- All fully glazed doors, sidelights and or glazing where there is no chair rail, handrail or transom, capable of being mistaken for a doorway or open doorway is to include visual indicators to comply with AS1428.1 clause 6.6.

Assessment:

The following areas require further review at the next design (DD) stage:

- Various doorways include limited door circulation areas that does not meet the compliance requirements of AS1428.1:2009 – Please refer to Appendix B Drawing Markups for further details and key locations.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.7 Glazing on Accessways

References – Premises Standards 2010 / BCA Part D4D13

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of visual indicators on glazing on an accessway to ensure safe access for people with disability to ensure glazing cannot be mistaken for a doorway or opening.

Visual indicators are required on an accessway where there is no chair rail, handrail or transom, frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening.

All glazing is to comply with AS1428.1-2009, Clause 6.6 – Visual Indicators on Glazing.

Assessment:

Due to the limited detail provided on the design documentation issued at this early stage of the project, no assessment has been made of the above access requirements that will be applicable to the project.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements. Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.8 Walkways

References – Premises Standards 2010 / BCA Part D4D4, AS1428.1

Requirement:

The Premises Standards 2010 / BCA have walkway requirements to ensure access for people with disability that include:

- All walkways to comply with AS 1428.1 clause 10.
- Walkways to have a 1:20 maximum gradient, landings at maximum 15m intervals with regular landings, with dimensions in compliance with AS1428.1.
- Walkways require regular level landing areas and edge protection on any exposed sides (ie, raised kerb, kerb and handrail, low wall) in compliance with AS1428.1
- All curved walkways to provide 1500mm min. clear width, with 1800mm min. clear width preferred for two-way pedestrian traffic, inclusive of two people using wheelchairs, in compliance with AS1428.1.

Assessment:

The new works will include various external graded walkways with landing areas to connect the new works SIP building to the Campus Common external landscape area. Of particular note is the new external descending curved 1:21 graded access walkway and 1:21 graded walkway that form part of the required accessway to the lower ground level main entrance at SIP Plaza.

Any graded walkways will be developed to ensure a gradient no steeper than 1:20 and detailed design for compliance with the Premises Standards 2010 / BCA.

The design strategy for new graded walkways and/or pedestrian areas adjacent to tiered seating platforms will be developed to include a raised element such as continuous kerb (or similar) above walkway surface in accordance with AS1428.1.2009 as edge protection for access compliance and to assist safety and wayfinding for users.

Due to the limited detail provided on the design documentation issued at this early stage of the project, no detailed assessment has been made of the above access requirements that will be applicable to the project.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

Recommendations:

During design development documentation will need to identify the following details:

- Entry and SIP Plaza and other similar wide pathway areas where multidirectional movement anticipated to have gradient and crossfall no steeper than 1:40 in any direction.
- Raised edge protection to meet AS1428.1:2009 will be required on all exposed walkway edges – detailed design strategy to be developed for all instances as part of detailed design phase.
- Regular level landings (no steeper than 1:40 gradient/crossfall) to be provided at each change in direction with min. dimensions of 1800mm x 2000mm for passing bays (required at 20M max. intervals when there is no direct line of sight).
- *It is recommended that all raised kerbing have 30% min. luminance contrast to background surface to aid detection and assist reduce trip hazards – DDA/ Advisory*

4.9 Ramps

References – Premises Standards 2010 / BCA Parts D4D4, D4D9, D4D12, AS1428.1, AS1428.2

Requirement:

The Premises Standards 2010 / BCA have ramp requirements to ensure access for people with disability that include:

- All ramps (excluding leading solely to areas exempted under BCA Part D4D5) are to be compliant with AS1428.1 clause 10;
- 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.

To satisfy AS1428.1, all ramps require:

- 1:14 maximum gradient, landings at 9m maximum intervals and landing dimensions in compliance with AS1428.1
- Ramps are to be recessed from the site boundary (900mm) and from other paths of travel (400mm) to allow handrail extensions to not encroach over the traverse path of travel, compliant with AS1428.1; and
- Ramp width dimensions to allow for 1000mm minimum or 1500mm minimum when curved for required access and/or egress path with suitably sized landings in addition to space for required handrails and kerb-rails on both sides, compliant with AS1428.1.
- Ramps (with gradients between 1:14-1:20) to include TGSi in compliance with AS1428.4.1 to satisfy BCA D4D9.

To satisfy AS1428.2 (Enhanced access provision that exceeds BCA/Access Code min. access provisions of AS1428.1:2009):

- A minimum clear width of 1200mm throughout
- Level landings at maximum intervals of 6m
- Wheelchair passing bays at maximum intervals of 6m

Assessment:

The new works will include various external ramps with landing areas to connect the new works SIP building to the Campus Common external landscape area. In particular, a new external main entry ramp with 1:14 gradient will connect the existing main Campus vehicular drop-off area (RL125.50) to a series of inclined walkways. All ramps will be designed in accordance with AS1428.1:2009 (to future design detail) for compliance with the Premises Standards 2010 / BCA.

Due to the limited detail provided on the design documentation issued at this early stage of the project, no assessment has been made of the above access requirements that will be applicable to the project.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.10 Common-Use Stairways

References – Premises Standards 2010 / BCA Part D4D4, AS1428.1, AS1428.2

Requirement:

The Premises Standards 2010 / BCA has stair requirements to ensure access for people with disability (ambulant and sensory) that include:

- All non-fire-isolated stairways must comply with AS1428.1 clause 11.
- Stairs are to be recessed from the site boundary (900mm) and from other paths of travel (400mm at top and 650mm minimum at base) to allow for handrail extensions not to encroach over the traverse path of travel, compliant with AS1428.1.
- Stairs require provision of an off-set stair tread at base of stair flights to provide a continuous, consistent height handrail along the full stair flight, compliant with AS1428.1.
- Ensuring stair layout dimensions allow for minimum required access and/or egress path width requirements and suitably sized landings in addition to space for continuous handrails on both sides, compliant with AS1428.1.
- All steps require luminance contrasting step nosing that is slip-resistant and TGSi in compliance with AS1428.1 to satisfy BCA Part D4D4.

For compliance with AS1428.2 (Enhanced access provision that exceeds BCA/Access Code min. access provisions):

- Each stair tread requires a rise of between 150-165mm and a going off between 275-300mm.
- Stairs shall have dual handrails – that is, one higher and one lower – on each side.

Assessment:

At this stage, there are various stairways proposed within the new building and Campus Commons landscape areas, that, in addition to the new lift accesses will serve required accessible building areas, for ambulant users.

The main stairways include:

Internal:

- Auditorium Stairway, located between Lower Ground level and Basement 01
- Central Feature Stairways adjacent to fixed tiered seating and planters, located between:
 - Lower Ground level and Ground level
 - Ground level and Level 01
 - Level 01 and level 02
 - Level 02 and level 03
- Auditorium Retractable Seating Stairways

External:

- Entry Plaza feature Stairways (x2), located between Entry Plaza (Ground) and SIP Plaza (Lower Ground level); and between Entry Plaza (Ground) and Lounge Level (RL123.15)
- Stairway, located between Lounge ((RL123.15) and SIP Plaza (Lower Ground level)
- Stairway, located between Access walkway and Central Lawn (with Rill water detail)
- Amphitheatre Stairways (x2)
- Stairways either side of Conde Lawn (x2)
- Stairway from Boarders Dining Room (new non-fire isolated egress stair)

It is noted that there are also two (2) landscape elements with stepping stones within the Blue Gum Garden and the Garden Walk experience. However, due to the proposed design and use of these areas, they have not been assessed as stairways requiring compliance with BCA access provisions and AS1428.1:2009. Further comment is provided within Section 4.21 External Domain.

The following access issues are noted for further review at the next design (DD) stage:

Internal Stairs:

- Auditorium Stairway: the design proposes dual central handrails in lieu of external handrails on both stair sides. This will be addressed as an **Access performance solution** (PS). At DD stage, the handrail will be detailed to include extensions at top and base landings. The future PS justification will require stair nosing with increased luminance contrast (45% min. which is more than 30% min. for DtS compliance).
- Central Feature Stairways: has various issues that will be addressed during DD stage, these include:
 - Top of tiered seating elements (next to stairways) are level with FFL of required walkways with no raised edge or physical barrier to impede access or direct people to the safe place to ascend/descend via stairways – The design to be developed so that top of tiered seating areas to be raised above FFL and mid landing level by continuous kerbing or other element to be developed to provide edge protection along exposed edge.
 - Stair handrails:
 - Some flights contain a single handrail (in lieu of both sides of stair) to allow side access to tiered seating area. This can be addressed by an **Access performance solution**, with some additional design measures required in some areas eg. top stair flight from ground to Level 1 to include an additional central handrail with 1000mm min. clear width on both sides, and step nosing with increased luminance contrast 45% min. in lieu of 30% min for DtS compliance.

- Most flights appear to have reduced handrail extension at base approx. 400mm total that is less than one tread width + 300mm min. length + compliant termination - can be addressed by an **Access performance solution** subject to further design detailing.
- Ground level has column on top landing – Design review required for compliance; pedestrian access would need to be redirected around column by introducing additional planter with continuous handrail on external side of stair flight.
- Stairway handrail from Level 01 to 02 – currently includes a change in direction on the stair flight which is not permitted, as must be continuous and perpendicular to treads on stair flight. Design review for DtS compliance.
- Retractable Seating Stairs/Stepped Aisles: Single handrail provision on 1 x side of stairway (in lieu of both sides) to allow access to seating area is considered acceptable for a stepped aisle within Auditorium Venue, however due to inherent folding nature of the retractable seating bank the stair handrail cannot be continuous and may impact on ability to meet AS1428.1 design profile requirements - TBC – This would need to be addressed by a potential **Ergonomic Performance Solution** (if deemed justifiable).

External Stairs:

- Entry Plaza feature Stairways: the design proposes an absence of continuous handrails on both sides of each of the two (2) stairways that serve different level/areas; and the Stairway closest to the SIP building has stair treads of differing widths that would require a change of direction on the flight (in lieu of the landing). Design review for DtS compliance OR a justifiable **Access Performance solution** will be required at DD Stage. Note: Any performance solution would require a proposed change to be on a level landing surface (not steeper than 1:40 gradient/crossfall)
- Amphitheatre Stairway: the design proposes single continuous handrails on external side of each stair in lieu of handrails on both stair sides to allow for ease of side access to bleacher/tiered seating. This will be addressed as an **Access performance solution** (PS). At DD stage, the handrail will be detailed to include extensions at top and base landings. The future PS justification will require stair nosing with increased luminance contrast (45% min. which is more than 30% min. for DtS compliance).
- Various stairways have an angled shape with the required handrails at the same angle which requires users to walk across the treads, in lieu of handrails being perpendicular to the stair riser for a direct path of travel down the stairs. All stair handrails should be perpendicular to the riser OR no greater than 20 degrees to the riser – TBC at DD stage
- The stairway, located between Access walkway and Central Lawn (with Rill water detail) has increased potential safety risks due to the proximity of water to the stair flight. Handrails on both sides will be required for compliance, with the separation of the Rill water design detail for consideration by the design team under safety by design.
- An Access **Performance Solution** would be required to justify the Ferguson House (Interface works) single stair handrail provision (required for the stair platform lift) with the school operational management plan (existing to be updated).

Consideration of a longer-term solution ie. by providing a new compliant ramp (and lift access as part of phased upgrade access strategy for the Ferguson building as part of a separate future project is recommended – DDA/Advisory

4.11 Passenger Lifts

References – Premises Standards 2010 / BCA Parts D4D4, E3D7, E3D8

Requirement:

The Premises Standards / BCA has passenger lift requirements within accessible buildings to ensure access for people with disability that include:

- Every passenger lift is to meet BCA Part E3D7
- Every passenger lift is to include accessible features as per BCA Part E3D8 and AS1735.12
- Lift car dimensions to have 1100mm (W) x1400mm (L) minimum dimensions for less than 12m travel distance (and/or for existing buildings, based on the Premises Standards' lift concession).
- Lift car dimensions to have 1400mm (W) x1600mm (L) minimum dimensions for more than 12m travel distance.

For compliance with AS1428.2 (Enhanced access provision that exceeds BCA/Access Code min. access provisions):

- Every passenger lift car is to have minimum internal dimensions of 1400mm W x 1700mm L.

Assessment:

The new works will include the provision of internal passenger lift access within the building as follows:

- Lift 01 – servicing Ground level to Level 03
- Lift 02 – servicing Lower ground level to Basement 01 (Auditorium)

There will also be an additional lift within the new bridge linkage and a new stair platform lift at the existing Ferguson building (interface works):

- Lift 03 – connecting to the new works Campus Commons and servicing the existing Science Centre and Lecture Theatre Building
- Stair platform lift – at existing stair in Ferguson House connecting upper and lower ground level areas

The lifts will provide the vertical accessible path of travel between nominated levels above of the new SIP building and existing Science building for compliance with the Premises Standards 2010 / BCA.

There will be an accessible path of travel to the new lifts for compliance with the Premises Standards 2010 / BCA. The lift cars will be developed to have dimensions for compliance with the Premises Standards, BCA, and AS1735.12.

A new stair platform lift is proposed for a means of step free access at Ferguson House existing stairs being retained, at ground level however, due to its functional requirements can only provide a handrail to one side in lieu of both sides as required – Refer to Stairway section above.

Note: the stair platform lift is provided following demolition of existing (non-compliant) external ramps and stairs to the Ferguson building from south/eastern approach that provide a step free means of access currently,

During design development, documentation will need to include directional signage to clearly identify the location and accessible path of travel to all lifts:

- At Lower Ground level, directional signage will be required to both lifts as they will not be apparent to users from the main entrance, after entering the building and/or from the feature stairs that are closer and more visible to the entrance.
- At Ground level, directional signage will be required to lift 01 as it will not be apparent to users from the main entrance, after entering the building and/or from the base feature stairs that are within a direct line of sight. NOTE: There is approx. 60M distance from base of LGL feature stairs to Lift 01 (to upper levels) and 20M to lift 02 (to Auditorium).

- At the top of Amphitheatre Stairways (RL120.75), directional signage will be required to inform and direct people to access the link bridge and lift 03 as this alternate accessible route to the base of the stairways and the various levels of the Science building will not be apparent to users from the top of the Amphitheatre stairs.
- The lifts themselves and associated lift landings and connecting paths of travel are to be detailed during design development phase to meet the Premises Standards 2010 / BCA and AS1735.12.

4.12 Accessible Sanitary Facilities & Showers

References – Premises Standards 2010 / BCA Parts F4D5, F4D6, F4D7

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of accessible sanitary facilities and showers to ensure access for people with disability within areas of a building required to be accessible, including:

BCA Part F4D6 Accessible Unisex Sanitary Compartments

Class of Building	Minimum Accessible Unisex Sanitary Compartments to be provided
Class 5, 6, 7, 8 or 9 – except for within a ward area of a Class 9a health care building	Where F4D5(a) requires closet pans – (a) 1 on every storey containing sanitary compartments; and (b) Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

BCA Part F4D7 – Accessible Unisex Showers

Class of Building	Minimum Accessible Unisex Sanitary Compartments to be provided
Class 5, 6, 7, 8 or 9 – except for within a ward area of a Class 9a health care building	Where F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.

- For Class 9b buildings:** At least 1 accessible unisex toilet is required at each bank of toilets (where provided) on each storey, compliant with BCA Table F4D5 and AS1428.1 clause 15. If more than 1 toilet bank is provided on each level, an accessible toilet is required at a minimum of 50% of toilet banks, however when there are separate uses/functions provided, then at least 1 unisex accessible toilet is to be provided at each bank for each area.
- Generally, an accessible unisex toilet requires 2350mm W x 2350mm L or 2000mm W x 2750mm L based on AS1428.1 Figs 43 and 50 to ensure required 1900mm W x 2300mm L minimum circulation space around pan, with washbasin to sit outside this area.
- An accessible unisex sanitary facility and shower must be located so that it can be entered without crossing an area reserved for one sex only.
- An accessible unisex sanitary compartment or an accessible shower need not be provided on a storey or level not required by BCA Part D4D4(f) to be provided with a either passenger lift or a ramp complying with AS 1428.1.

Note:

- Minimum room dimensions for unisex accessible toilets are between finished walls and do not include allowance for construction tolerance. Minimum room size is variable and dependent upon basin selection.

Assessment:

The new works propose new accessible sanitary facilities as follows:

Level	Location	Use	LH	RH	Comment
Basement 01	Gridline D/03	Auditorium	1		Adjacent to M & F gendered toilet bank with M & F ambulant toilet cubicle within
Lower Ground	Gridline D/05	Staff		1	Adjacent to standalone M & F gendered staff ambulant toilets
Lower Ground	Gridline E/03	Student	1		Adjacent to F gendered student toilet bank with F ambulant toilet cubicle within
Ground	Gridline E/03	Student		1	Adjacent to standalone M & F gendered staff ambulant toilets and F gendered student toilet bank with F ambulant toilet cubicle within
Level 01	Gridline E/02	Student	1		Adjacent to standalone M & F gendered staff ambulant toilets and F gendered student toilet bank with F ambulant toilet cubicle within
Level 02	Gridline E/02	Student		1	Adjacent to standalone M & F gendered staff ambulant toilets and F gendered student toilet bank with F ambulant toilet cubicle within
Level 03	Gridline E/02	Student	1		Adjacent to standalone M & F gendered staff ambulant toilets and F gendered student toilet bank with F ambulant toilet cubicle within
Total No. AWC = 10			4	3	

Table 4.12.1 Distribution and number of unisex accessible toilets and showers

Details of the internal layouts are indicative (as shown on GA plans only) with room size dimensions and details yet to be provided at this early stage of the design process but with review can be developed to achieve compliance with the above access requirements.

As illustrated in Table 4.12.1, the current provision provides a balance in distribution of LH (x4) and RH (x3) toilet pan layouts, that alternate with each consecutive level, considering the function/use of each proposed location to ensure equitable distribution available for student and staff usage for the building.

It is noted that at Lower Ground Student – the Unisex accessible toilet is located at a student toilet bank near the GLS rooms, in lieu of the student toilet bank (with ambulant cubicle within) near Communal Canteen area. This can satisfy the BCA DtS min. requirements provided both facilities will be made available for use at same times and on same terms and will require directional signage at the non-accessible toilet bank layout and at key changes in direction along the accessible path of travel to the accessible toilet.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.13 Ambulant Sanitary Facilities

References – Premises Standards 2010 / BCA Part F4D5

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of ambulant sanitary facilities to ensure access for people with disability within areas of a building required to be accessible as detailed below:

- 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 clause 16 must be provided for use by males and females.

Assessment:

At this stage, the design includes the following proposed ambulant toilets:

Level	Location	Use	Male	Female	Comment
Basement 01	Gridline D/03	Auditorium	1	1	Adjacent to unisex accessible toilet, within M & F gendered toilet bank
Lower Ground	Gridline D/05	Staff	1	1	Adjacent to unisex accessible, standalone M & F gendered staff ambulant toilets
Lower Ground	Gridline E/03	Student		1	Adjacent to unisex accessible toilet, within F gendered student toilet bank
Lower Ground	Gridline C/02	Student		1	Within F gendered student toilet bank (with no unisex accessible at this bank)
Ground	Gridline E/03	Student		1	Adjacent to unisex accessible toilet, within F gendered student toilet bank
Ground	Gridline E/03	Staff	1	1	Adjacent to unisex accessible, standalone M & F gendered staff ambulant toilets
Level 01	Gridline E/02	Student		1	Adjacent to unisex accessible toilet, within F gendered student toilet bank
Level 01	Gridline E/02	Staff	1	1	Adjacent to unisex accessible, standalone M & F gendered staff ambulant toilets
Level 02	Gridline E/02	Student		1	Adjacent to unisex accessible toilet, within F gendered student toilet bank
Level 02	Gridline E/02	Staff	1	1	Adjacent to unisex accessible, standalone M & F gendered staff ambulant toilets
Level 03	Gridline E/02	Student		1	Adjacent to unisex accessible toilet, within F gendered student toilet bank
Level 03	Gridline E/02	Staff	1	1	Adjacent to unisex accessible, standalone M & F gendered staff ambulant toilets
Total No. Ambulant Male/Female = 18			6	12	

Table 4.13.1 Distribution and number of ambulant toilets

As illustrated in Table 4.13.1, the new works design includes provision for six (6) male ambulant and twelve (12) female ambulant toilets across the building.

Room size dimensions and details of the internal ambulant toilet layouts are yet to be provided at this early stage of the design process but can be developed to achieve compliance with the above access requirements.

Recommendations:

During design development, the documentation will need to identify the following details:

- Basement 01 Staff Male Ambulant and Female Ambulant entry door location affects the 900 x 900 min. clear circulation on the internal side of the ambulant toilet cubicle due to proximity to and vanity obstruction. Design review required of door position to ensure 900 x 900 circulation space clear provided directly in front of open-door swing (currently is off-set) - Refer AS1428.1:2009 Fig 34

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.14 Adult Change Facilities

References – Premises Standards 2010 / BCA Part F4D12, Specification 27

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of adult change sanitary facilities, as detailed below:

- An adult change facility is required in a Class 6 building that has a design occupancy of 3,500 or greater containing two or more sole-occupancy units
- An adult change facility is required in a Class 9b sports venue that has a design occupancy of 35,000 spectators or greater, or which has a swimming pool with a perimeter 70m or greater
- An adult change facility is required in a museum, art gallery, or theatre that has a design occupancy of 1,500 patrons or greater
- Any adult change facility installed in accordance with the above is to comply with the requirements of BCA Specification 27

Assessment:

Part F4D12 of the Premises Standards 2010 / BCA prescribes a limited set of circumstances in which the provision of an adult change facility would be required. The new works would not fall into any of those prescribed circumstances due to the BCA building classification and limited design occupancy for the auditorium that is less than 1,500 patrons.

This section is provided for information purposes only as no further action required to satisfy Premises Standards 2010 / BCA for this project.

4.15 Accessible Car Parking

References – Premises Standards 2010 / BCA Parts D4D3, D4D6, AS2890.6

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of car parking for people with a disability, including:

- For a car park of a Class 9b Assembly building, a minimum of 2 per cent of the total car parking is to be accessible.
- Each accessible car bay is to be designed in accordance with AS2890.6.
- An accessible path of travel is required from each accessible car bay to the associated building.

Assessment:

The new works includes 4x new work parallel carparking spaces proposed for staff use, including 1 x designated accessible carparking space with kerb ramp that will have overall min. dimensions of 3200mm W x 7800mm L. It will be developed to include access features and signage to meet AS2890.6:2009 and AS1428.1:2009.

The new accessible car-parking space replaces an existing non-compliant accessible car parking space and is suitably located near the new SIP building with connecting accessways to the SIP building main entrances that are located at ground and lower ground level as outlined in Section 4.1. The new accessible car-parking space is shown in location and context in the figure below:



Figure: 4.15.1 – Campus Commons – Concept design Overview, with accessible car-parking space indicated by GDLA markup (Source: TCL)

4.16 Accessible Drop-Off

References – AS2890.6, AS1428.1

Requirement:

A drop-off facility would differ from a car parking bay in the sense that the period of use of a drop-off facility would be subject to a high degree of restriction.

Neither the Premises Standards 2010 nor the BCA have requirements for the provision of drop-off facilities that are people with a disability.

Assessment:

As outlined in Section 4.1 there is an existing Main campus drop off area at Flagpole Plaza (that in conjunction with with an operational management in use plan for people with disability and/or access needs) will form part of the required Access Performance solution for absence of a compliant (step-free) accessway from the site boundary to the new building as required by BCA Part D4D3 (1a).

The existing drop off area is connected to the new works and existing access pathways by a level/flush pedestrian crossing. While no changes are proposed to the existing Main campus drop off area, it is highly recommended that:

- *Consideration be made for the installation of warning TGSIs at either side of the existing pedestrian crossings serving the existing Main Campus drop off areas, to assist people with vision impairment, in accordance with AS1428.4.1:2009 – DDA/Advisory.*

4.17 Hearing Augmentation

References – Premises Standards 2010 / BCA Part D4D8

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of hearing augmentation systems for specific rooms and areas within buildings (where an inbuilt amplification system, other than one used only for emergency warning) is installed to ensure access for people with disability, including:

- (i) In a room in a Class 9b building; or
 - (ii) In an auditorium, conference room, meeting room or room for judicatory purposes; or
 - (iii) At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.
- The hearing augmentation system type and minimum coverage area is to be in accordance with BCA Part D4D8.
 - Any screen or scoreboard associated with a 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 purposes only).

Assessment:

At this stage, details of the proposed inbuilt amplification and hearing augmentation system have not yet been developed and/or provided. However, based on the proposed design, the locations where hearing augmentation may be required are all new Class 9b areas where inbuilt amplification is installed (not solely for emergency use), including but not limited to the Auditorium, various General Learning Areas (GLAs), Meeting Rooms, etc.

There are three (3) types of Hearing Augmentation (HA) systems permitted under BCA/ Access Code:

1. Hearing loop
2. Infra – red system
3. FM (radio) system

If a hearing loop system is used, there is no requirement on the School/ Building Operator to provide external receivers to users to access and use this type of system.

However, if an Infra-red or FM hearing augmentation system is proposed, the systems require the users to wear a device known as a 'receiver' that are particular to the system and are to be provided by building owner or operator.

The quantity of receivers required will be required to meet Premises Standards / BCA Part D4D8 (2) and are to be provided as equal mix of neck loop and head-set types.

- Based on initial advice/information, there may be a potential non-compliance with regards to the number of hearing augmentation receivers provided due to the current school strategy that is partially reliant on student use of personal phones as receivers. Further discussion and information on the hearing augmentation system type, number of receivers proposed, and current management strategy determine if an **Access performance solution** is justifiable for the new works.

All hearing augmentation systems to comply with BCA D4D8 and relevant performance standard ie. AS1428.5:2021

Hearing Augmentation (HA) Design and Installation Certification will be required for any hearing augmentation system by the specialist supplier confirming compliance with BCA D4D8 and AS1428.5:2021 or relevant (HA) performance standard prior to CC Stage.

Recommendations:

During design development documentation will need to identify the following details:

- The design to confirm all areas that include inbuilt amplification (that is not solely for emergency warning purposes) and the type of hearing augmentation system to be provided - this should be nominated in final AV drawings and AV specification.

4.18 Wheelchair Seating Spaces

References – Premises Standards 2010 / BCA Part D4D10

Requirement:

In addition to providing access to and within all areas, normally used by the occupants compliant with BCA Table D4D3, the BCA/Access Code requires the provision of wheelchair seating/accessible spaces to ensure access for people with disability where **fixed seating** is provided in Class 9b assembly buildings compliant with Table D4D10.

The BCA Part D4D10 requires that the min. number and grouping of wheelchair seating spaces that comply with AS1428.1 Clause 18 and Figure 54 is provided in accordance with the excerpt and requirements below:

Table D4D10: Wheelchair seating spaces in Class 9b assembly buildings

Fixed seats in a room or space	Wheelchair spaces Note 1		Grouping and location			Spaces must represent range of seating provided Note 3
	Minimum spaces required	1 additional space required per Note 2	Min. single spaces	Min. groups of 2 spaces	Max. spaces in any other group	
Up to 150	3	N/A Note 4	1	1	N/A Note 4	No
151 to 800	3	50 seats in excess of 150 seats	1	1	5	No
801 to 10 000	16	100 seats in excess of 800 seats	2	2	5	Yes
More than 10 000	108	200 seats in excess of 10 000 seats	5	5	10	Yes

Table Notes

- (1) The total number of **required** wheelchair spaces is the sum of the minimum spaces **required** (left column) and the additional spaces **required** (right column).
- (2) The first number referred to includes any part of that number (e.g. 1 additional space **required** per 50 seats or part thereof).
- (3) This means that the location of **required** wheelchair spaces must be representative of the range of seating provided.

Table 4.18.1 - Excerpt from D4D10 - Wheelchair seating spaces in Class 9b Assembly Buildings

- Wheelchair seating space quantities and groupings are to be in accordance with BCA Table D4D10
- An accessible path of travel is required to each wheelchair seating space
- Each wheelchair seating space is to be located on level flooring
- Clearances at and adjacent to wheelchair seating spaces are to meet AS1428.1 Figure 54.
- Wheelchair seating spaces are to be located adjacent to, and on the same level as, other seating in the row for equity and to allow for adjacent standard seating for companions
- Sightlines from wheelchair seating spaces shall be unobstructed and comparable to those for general viewing spaces.
- Wheelchair seating spaces are to be located to allow lines of sight comparable to those for general viewing areas and shall not be obstructed by opaque handrails or balustrades.
- In a cinema (with not more than 300 seats): wheelchair seating spaces are not to be located in the front row of seats; and (with more than 300 seats) – not less than 75% of required wheelchair seating spaces must be located on rows other than the front row of seats

Assessment:

At this stage, the Architect has advised provision for 327 total seats (312 x seats in the retractable seating plus 15 x seats as loose removable seats) within the Auditorium located at Basement 01.

Due to the retractable seating structure that will be served by stairs only, the wheelchair seating spaces cannot be provided in fixed locations within the seating rows, as required. Instead, the design and compliance strategy will be for wheelchair seating spaces to be provided within the loose seating row at the base of the retractable seating, when required. Due to the wheelchair seating spaces being provided within the loose/temporary seating zone as part of a venue managed strategy, this will require a performance solution for compliance, based on a documented operational management plan.

Notwithstanding the above, provision is made for at least 7 x wheelchair seating spaces within a loose seating row (with removable seating) in accordance with AS1428.1:2009 Figure 54. Provision has been made for grouping as in one (1) pair, one (1) single space, and one (1) group of four (4) spaces as required by BCA Part D4D10.

Recommendations:

During the next design stage, the following is required:

- **Access Performance Solution** to be developed to satisfy BCA D4D10 and AS1428.1:2009 based on a documented school management in use plan and confirmation that the design temporary loose furniture type will be of similar design/quality/finish as those in retractable seating row.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.19 Signage

References – Premises Standards 2010 / BCA Part D4D7, Specification 15

Requirement:

The Premises Standards / BCA have requirements for the provision of accessible signage for specific facilities, features and services within carparks and buildings to ensure access for people with disability including:

- Braille and tactile signage complying with BCA Specification 15 and incorporating the International Symbol of Access, or Deafness as appropriate, to identify:
 - Sanitary facilities including accessible unisex sanitary facilities, accessible showers, ambulant toilets and Accessible Adult Change Facilities; and
 - Rooms and space with a hearing augmentation system; and
 - Door required by Part E4D4 to be provided with an exit sign and state 'Exit' and 'Level' and either:
 - (aa) The floor level number; or
 - (bb) A floor level descriptor; or
 - (cc) A combination of (aa) and (bb).
- Accessible carparking compliant with BCA Part D4D6 and AS2890.6.
- There are additional detailed Premises Standards 2010 / BCA signage requirements that outline how to identify and differentiate between specific accessible features and/or types of facilities as well as directional signage requirements to alternate entrances, sanitary facilities, lifts, etc, if/when not accessible.

Assessment:

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.20 Exemptions – Areas not Required to be Accessible

References – Premises Standards 2010 / BCA Part D4D5

Requirement:

The Premises Standards / BCA makes allowance for specific areas to be exempt from access for people with disability in compliance with AS1428.1 where:

- Access is deemed inappropriate due to the purpose for which the area is used.
- The area may pose a health and safety risk for people with disability.
- This also applies to paths of travel leading solely to the above exempt areas.

Assessment:

The documented design will include some BOH plant/maintenance/service areas the new building that due to the purpose for which these areas are used, will not be required to be accessible.

These areas are currently under review with additional information to be provided by the Architect and Building Operator – refer Appendix B Drawing Markups for preliminary access comments/queries in this regard.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements. Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.21 External Landscaping

References – DDA & AS1428.2

Requirement:

The Premises Standards 2010 and the BCA require paths of travel that lead to buildings that are required to be accessible and connect between buildings to be accessible. Compliance with AS1428.1 will be required for the main access pathways to and within the external landscape.

In addition, consideration should be made to maximise accessibility and safety to and within other landscape areas to the maximum extent possible for equity, inclusion and flexibility for the range of potential users and occupants.

Assessment:

The vertical and horizontal circulation paths of travel to and within the landscape that function as required external accessways to the new building have been identified in Section 4.1 and have been assessed both within this section and other report Sections for ramps, walkways, lifts and stairways as part of the preliminary landscape review of the SSD design for the Campus Common landscape design package.

In addition to the circulation paths of travel, the landscape design includes a range of other design elements, inclusive of Plaza seating, lawn areas, rest seating areas, landscape stepping stones within Blue Gum Garden and the Garden Walk experience.

Recommendations:

During design development documentation should consider the following DDA/Advisory considerations:

- a) *The landscape design elements that include steps in the Blue Gum Garden and the Garden Walk experience (not assessed as stairways requiring compliance with BCA access provisions and AS1428.1:2009) should be considered by the design team under safety by design. In particular for the interface and potential drop off areas to the landscape (steps) for adjacent required accessible pathway areas.*
- b) *Recommend that all columns have 30% min. luminance contrast to background surface (floor or wall) for improved visual detectability - DDA/Advisory*
- c) *Recommend regular provision of rest seating at each key activity site - to assist people who are fatigued or allow people to wait/sit/observe during their journey.*
- d) *Recommend providing 1m wide hardstand area between some seats in each key area so that wheelchairs or other mobility aids or prams can sit alongside people on seats outside path of travel - DDA/Advisory*
- e) *Recommend that meaningful floor surface designs/patterns with luminance contrasting finishes and textural changes be utilised to assist orientation and wayfinding across the Campus Commons landscape design, in particular across wide open plaza/forecourt areas and for accessible pathways on extended paths of travel.*
- f) *Recommend that overall site information and interpretative signage be provided on or directly adjacent to hardstand paths of travel and any entry/viewing platforms, so it is legible and physically accessible for all users for equity and inclusion – DDA/Advisory*

4.22 Furniture & Fitments – DDA/Advisory Recommendations

Reference – DDA & AS1428.2

Recommendations:

The limited scope of the BCA/Access Code and referenced standard AS1428.1:2009 does not include design requirements for the provision of and / or design of accessible design of furniture and fitments. However, we recommend that consideration of these elements be made under the DDA and AS1428.2:1992 to promote access and inclusion for all users, including for people with disability.

When designing and/or specifying fixtures and fittings, the intention should be to accommodate the needs of as many users as possible to promote functionality and an access experience is as equitable, dignified, and inclusive. The following advisory recommendations may be useful to the design team during the next design stage of project:

Seating:

- Consider providing a variety of seating types of different heights, with and without backrests and armrests.
- Recommend regular seating connected to accessible paths of travel at 60M max. intervals and in particular adjacent to waiting / viewing areas and/or where physical exertion or near vertical circulation eg. ramps/stairs.
- Recommend clear circulation inset/recessed areas adjacent to standard seating to provide adequate space for users wheelchair, pram, ambulatory aids, etc. to sit alongside friends and carers Note: AS1428.1:2009 standard occupied wheelchair footprint is approx. 800mm W x 1300mm L min. dimensions
- Seating to be set back from paths of travel a minimum of 500mm.
- Seating should have at least 30% min. luminance contrast to background surface to be easily detectable and not create hazards/obstacles along access paths of travel.

Refer AS1428.2, Cl 27.2 and Fig 31

Street Furniture & Display/Signage

- Street furniture and/or display/signage stands are to be setback from paths of travel to reduce potential hazards/obstacles for people with vision impairment and promote safe area for general use and/or viewing.
- Recommend that any bollards, seating, kerbing, displays, signage panels etc. or temporary barriers that may be used to prevent or restrict access to certain areas on paths of travel, achieve a minimum 30% colour contrast to surrounding surfaces to be more detectable for people with vision impairment and assist orientation and wayfinding.

Refer AS1428.2, Cl 27 and Fig 31.

Lighting

- Recommend adequate lighting be provided to suit nature and use of the areas, in particular for areas to be used after hours dark and/or within areas where illuminating directional/information signage/displays.
- Recommend avoiding use of up lights in main/high pedestrian pathway areas with any up-lighting or spotlights be directed towards features and away from paths of travel to avoid glare.
- Lighting levels, quality, and the direction of light source is important - recommend highlight/accentuate signage and displays while minimising glare that can cause discomfort and disorient people with low vision
- Consistent lighting along the continuous accessible paths of travel and placement of lighting to not obstruct it for safe pedestrian movement and public safety.
- AS1428.2 Clause 19 includes recommended minimum maintenance levels of illumination as follows:
 - Entrances, passageways and walkways, ramps - 150 lux.
 - Toilets and locker rooms, Counter tops – 200 lux
 - General displays 200-300 lux.

Refer AS1428.2:1992 Clause 19; AS1158:3.1:2020 – Lighting: Pedestrian Areas

Comment:

The above recommendations are DDA/Advisory design considerations to promote access and inclusion for people with disability and where implemented may assist in reducing the risk of potential DDA complaints for the School/Building Operator.

5.0 APPENDIX A – DOCUMENTATION ASSESSED

This access report has been prepared with reference to the following (3XN) and (TCL) supplied documentation:

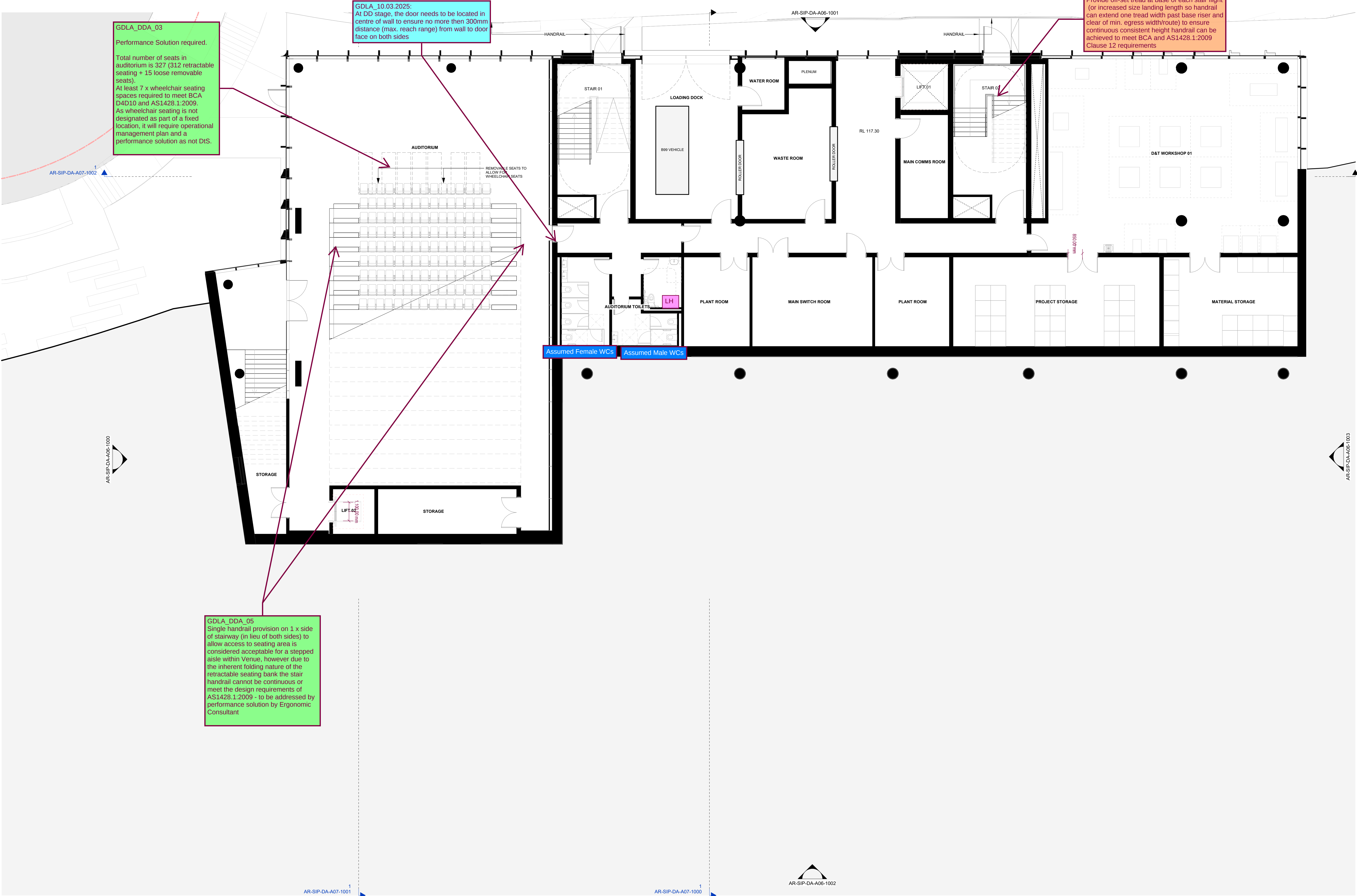
Drawing No.	Title	Prepared By	Revision	Date
AR-SIP-DA-A00-1001	Location Plan	3XN	4	26/05/2025
AR-SIP-DA-A01-1000	Site Plan - Existing & Demolition	3XN	4	26/05/2025
AR-SIP-DA-A01-1001	Site Plan - Proposed	3XN	4	26/05/2025
AR-SIP-DA-A02-10B1	GA Plan - Basement 01	3XN	4	26/05/2025
AR-SIP-DA-A02-10LG	GA Plan - Lower Ground Level	3XN	4	26/05/2025
AR-SIP-DA-A02-1000	GA Plan - Ground Floor	3XN	4	26/05/2025
AR-SIP-DA-A02-1001	GA Plan - Level 01	3XN	4	26/05/2025
AR-SIP-DA-A02-1002	GA Plan - Level 02	3XN	4	26/05/2025
AR-SIP-DA-A02-1003	GA Plan - Level 03	3XN	4	26/05/2025
AR-SIP-DA-A02-1004	GA Plan - Plant Level	3XN	4	26/05/2025
AR-SIP-DA-A02-1005	GA Plan - Roof Level	3XN	4	26/05/2025
AR-SIP-DA-A06-1000	Elevation - West	3XN	4	26/05/2025
AR-SIP-DA-A06-1001	Elevation - North	3XN	4	26/05/2025
AR-SIP-DA-A06-1002	Elevation - South	3XN	4	26/05/2025
AR-SIP-DA-A06-1003	Elevation - East	3XN	4	26/05/2025
AR-SIP-DA-A07-1000	Section - North / South 01 - Atrium	3XN	3	26/05/2025
AR-SIP-DA-A07-1001	Section - North / South 02 - Auditorium	3XN	4	26/05/2025
AR-SIP-DA-A07-1002	Section - East / West 01 – Building Cores	3XN	3	26/05/2025
AR-SIP-DA-A07-1003	Section - North / South 03 – Staff Rooms	3XN	1	26/05/2025
AR-SIP-DA-A08-1000	Facade Intent Detail	3XN	2	26/05/2025
AR-SIP-DA-A19-4000	Shadow Diagrams - Winter Solstice	3XN	2	17/02/2025

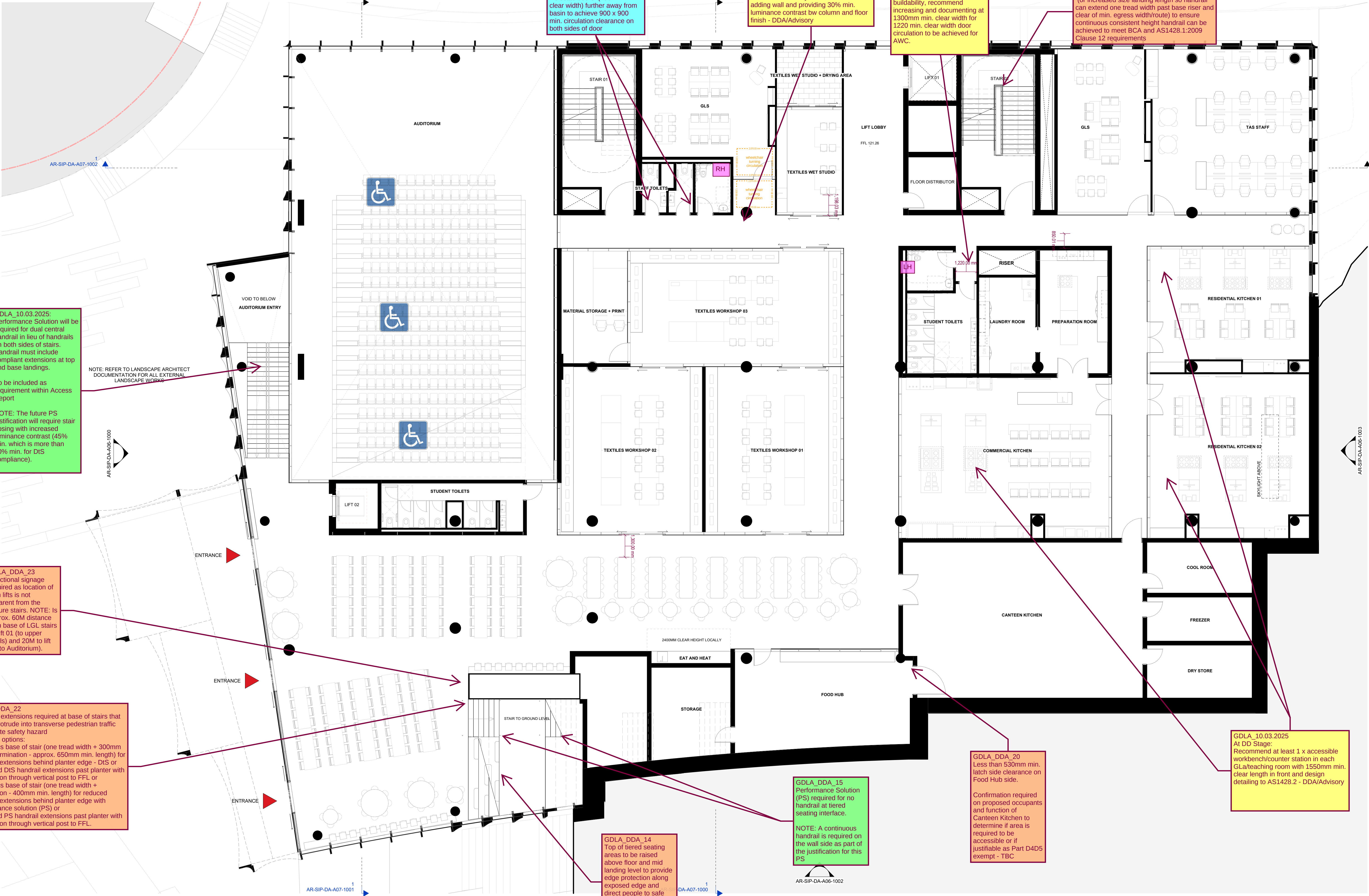
Drawing No.	Title	Prepared By	Revision	Date
AR-SIP-DA-A19-4001	Shadow Diagrams - Winter Solstice 12pm - 2pm	3XN	2	17/02/2025
AR-SIP-DA-A19-4002	Shadow Diagrams - Winter Solstice 3pm	3XN	2	17/02/2025
AR-SIP-DA-A19-4004	Shadow Diagrams - Summer Solstice 12pm - 2pm	3XN	2	17/02/2025
AR-SIP-DA-A19-4005	Shadow Diagrams - Summer Solstice 3pm	3XN	2	17/02/2025
AR-SIP-DA-A20-1001	Area Plans - GFA	3XN	2	26/05/2025
-	Secondary Innovation Precinct and Campus Commons Landscape Architecture Drawings	TCL	-	14/03/2025
AR-SIP-DA-A00-1000	COVER SHEET	3XN	4	26/05/2025
AR-INT-DA-A00-1000	LOCATION PLAN - EXISTING BUILDING INTERFACES	3XN	1	26/05/2025
AR-BOA-DA-A02-1001	GA PLAN - LEVEL 01 - EXISTING BOARDERS ROOM STAIR	3XN	1	26/05/2025
AR-BOA-DA-A02-2001	GA PLAN - LEVEL 01 - PROPOSED BOARDERS ROOM STAIR	3XN	1	26/05/2025
AR-BOA-DA-A06-1000	ELEVATION - EXISTING & PROPOSED BOARDERS NORTHWEST	3XN	1	26/05/2025
AR-COL-DA-A02-1000	GA PLAN - GROUND FLOOR - EXISTING COLONNADE BUILDING	3XN	1	26/05/2025
AR-COL-DA-A02-1001	GA PLAN - LEVEL 01 - EXISTING COLONNADE BUILDING	3XN	1	26/05/2025
AR-COL-DA-A02-1002	GA PLAN - LEVEL 02 - EXISTING COLONNADE BUILDING	3XN	1	26/05/2025
AR-COL-DA-A02-2000	GA PLAN - GROUND FLOOR - PROPOSED COLONNADE BUILDING	3XN	1	26/05/2025
AR-COL-DA-A02-2001	GA PLAN - LEVEL 01 - PROPOSED COLONNADE BUILDING	3XN	1	26/05/2025
AR-COL-DA-A02-2002	GA PLAN - LEVEL 02 - PROPOSED COLONNADE BUILDING	3XN	1	26/05/2025
AR-COL-DA-A06-1000	ELEVATION - EXISTING & PROPOSED COLONNADE NORTHWEST	3XN	1	26/05/2025
AR-COL-DA-A07-1000	SECTION - EXISTING & PROPOSED COLONNADE BUILDING	3XN	1	26/05/2025
AR-SCI-DA-A02-1000	GA PLAN - GROUND FLOOR - EXISTING FERGUSON AND SCIENCE BUILDING	3XN	1	26/05/2025
AR-SCI-DA-A02-1001	GA PLAN - LEVEL 01 - EXISTING FERGUSON AND SCIENCE BUILDING	3XN	1	26/05/2025
AR-SCI-DA-A02-1002	GA PLAN - LEVEL 02 - EXISTING FERGUSON AND SCIENCE BUILDING	3XN	1	26/05/2025
AR-SCI-DA-A02-2000	GA PLAN - GROUND FLOOR - PROPOSED FERGUSON AND SCIENCE BUILDING	3XN	1	26/05/2025
-	-	3XN	1	26/05/2025

Drawing No.	Title	Prepared By	Revision	Date
AR-SCI-DA-A02-2002	GA PLAN - LEVEL 02 - PROPOSED FERGUSON AND SCIENCE BUILDING	3XN	1	26/05/2025
AR-SCI-DA-A07-1000	ELEVATION - EXISTING FERGUSON BUILDING	3XN	1	26/05/2025
AR-SCI-DA-A07-1001	ELEVATION - EXISTING & PROPOSED SCIENCE BUILDING	3XN	1	26/05/2025

Table 5.1.1 – Documentation Assessed

6.0 APPENDIX B – PLAN MARKUPS (SIP BUILDING).





GDLA_10.03.2025:
Performance Solution will be required for dual central handrail in lieu of handrails on both sides of stairs.
Handrail must include compliant extensions at top and base landings.

To be included as requirement within Access Report

NOTE: The future PS justification will require stair nosing with increased luminance contrast (45% min. which is more than 30% min. for DiS compliance).

GDLA_DDA_23
Directional signage required as location of both lifts is not apparent from the feature stairs. **NOTE:** Is approx. 60M distance from base of LGL stairs to Lift 01 (to upper levels) and 20M to lift 02 (to Auditorium).

GDLA_DDA_22
Handrail extensions required at base of stairs that do not protrude into transverse pedestrian traffic and create safety hazard
Potential options:
1. Recess base of stair (one tread width + 300mm min. + termination - approx. 650mm min. length) for handrail extensions behind planter edge - DiS or
2. Extend DiS handrail extensions past planter with termination through vertical post to FFL or
3. Recess base of stair (one tread width + termination - 400mm min. length) for reduced handrail extensions behind planter edge with Performance solution (PS) or
4. Extend PS handrail extensions past planter with termination through vertical post to FFL.

GDLA_10.03.2025:
Relocate doors (750mm min. clear width) further away from basin to achieve 900 x 900 min. circulation clearance on both sides of door

Freestanding column is potential obstacle and safety hazard. Recommend adding wall and providing 30% min. luminance contrast bw column and floor finish - DDA/Advisory

GDLA_10.03.2025:
No construction tolerance for buildability, recommend increasing and documenting at 1300mm min. clear width for 1220 min. clear width door circulation to be achieved for AWC.

GDLA_21.03.2025
Provide off-set tread at base of each stair flight (or increased size landing length so handrail can extend one tread width past base riser and clear of min. egress width/route) to ensure continuous consistent height handrail can be achieved to meet BCA and AS1428.1:2009 Clause 12 requirements

GDLA_10.03.2025
At DD Stage:
Recommend at least 1 x accessible workbench/counter station in each GLa/teaching room with 1550mm min. clear length in front and design detailing to AS1428.2 - DDA/Advisory

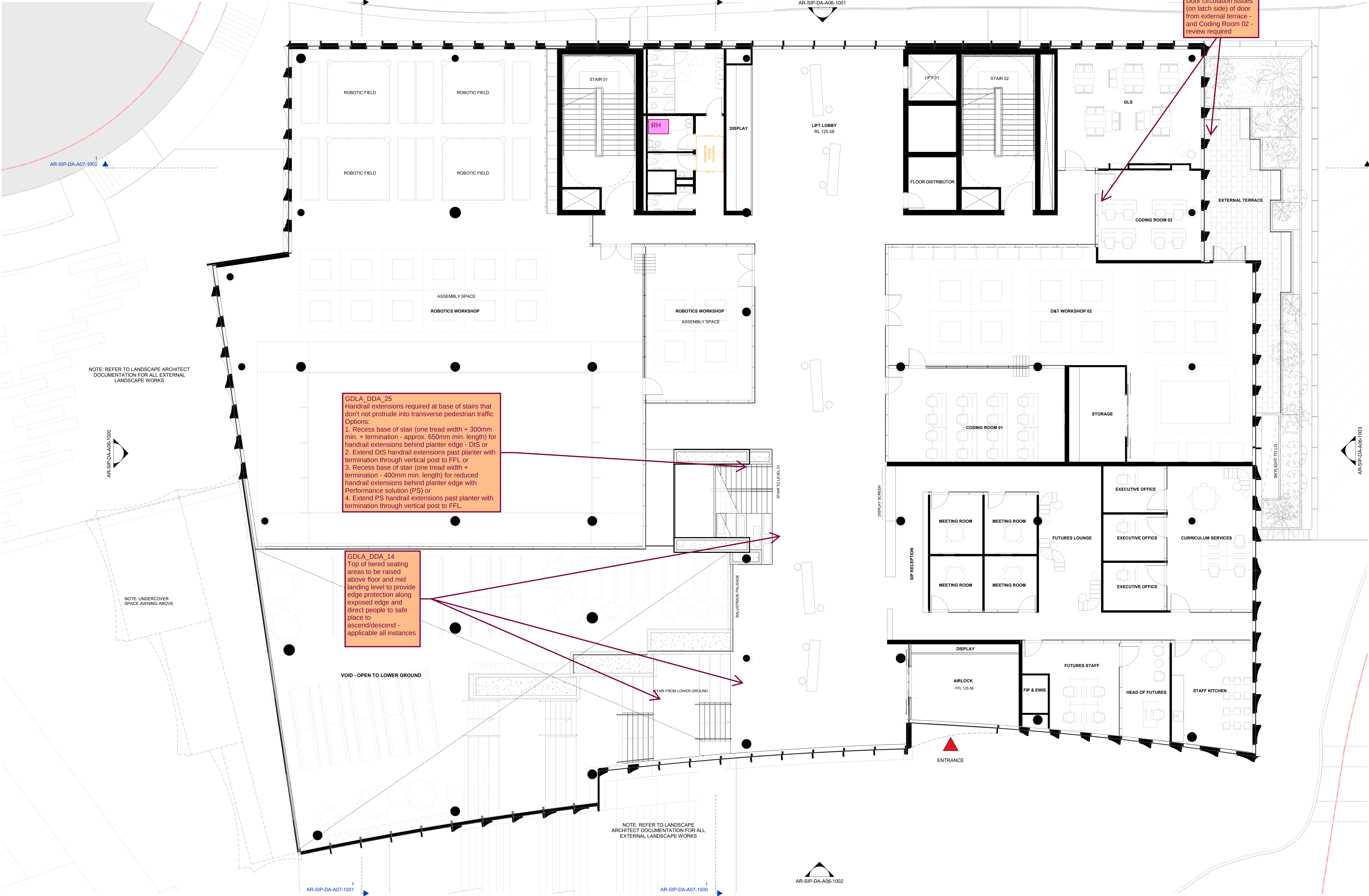
GDLA_DDA_15
Performance Solution (PS) required for no handrail at tiered seating interface.

NOTE: A continuous handrail is required on the wall side as part of the justification for this PS

GDLA_DDA_14
Top of tiered seating areas to be raised above floor and mid landing level to provide edge protection along exposed edge and direct people to safe place to ascend/descend - applicable all instances

GDLA_DDA_20
Less than 530mm min. latch side clearance on Food Hub side.

Confirmation required on proposed occupants and function of Canteen Kitchen to determine if area is required to be accessible or if justifiable as Part D4D5 exempt - TBC



GDLA_DDA_31
Door circulation issues
(on latch side) of door
from external terrace -
and Coding Room 02 -
review required

GDLA_DDA_25
Handrail extensions required at base of stairs that
don't not protrude into transverse pedestrian traffic
Options:
1. Recess base of stair (one tread width + 300mm
min. + termination - approx. 650mm min. length) for
handrail extensions behind planter edge - DiS or
2. Extend DiS handrail extensions past planter with
termination through vertical post to FFL or
3. Recess base of stair (one tread width +
termination - 400mm min. length) for reduced
handrail extensions behind planter edge with
Performance solution (PS) or
4. Extend PS handrail extensions past planter with
termination through vertical post to FFL.

GDLA_DDA_14
Top of tiered seating
areas to be raised
above floor and mid
landing level to provide
edge protection along
exposed edge and
direct people to safe
place to
ascend/descend -
applicable all instances

NOTES

FOR INFORMATION

DRAWING NOT TO BE USED FOR CONSTRUCTION

DRAWING TO BE PRINTED IN COLOUR

3XN

INTELLECTUAL PROPERTY

GENERAL NOTES

REVISION

DRAWING KEY

CLIENT

PROJECT NAME

PROJECT ADDRESS

3XN PROJECT NUMBER

TRUE NORTH (MGA)

PROJECT NORTH

DRAWING

GA PLAN - GROUND FLOOR

DRAWING NUMBER

AR-SIP-DA-A02-1000

ISSUE

3

GDLA_10.03.2025:
NOTE: Acceptable door circulation to for AWC for hinge side approach (1220mm min.), however there is minimal construction tolerance for buildability

It would be preferred to achieve 1550mm min. clear corridor width (for turning area 1540 W x 2070 L within 2m corridor end) but we can support it as shown given the toilet only leads to ambulant toilets (that are not required to be accessible for wheelchair users).

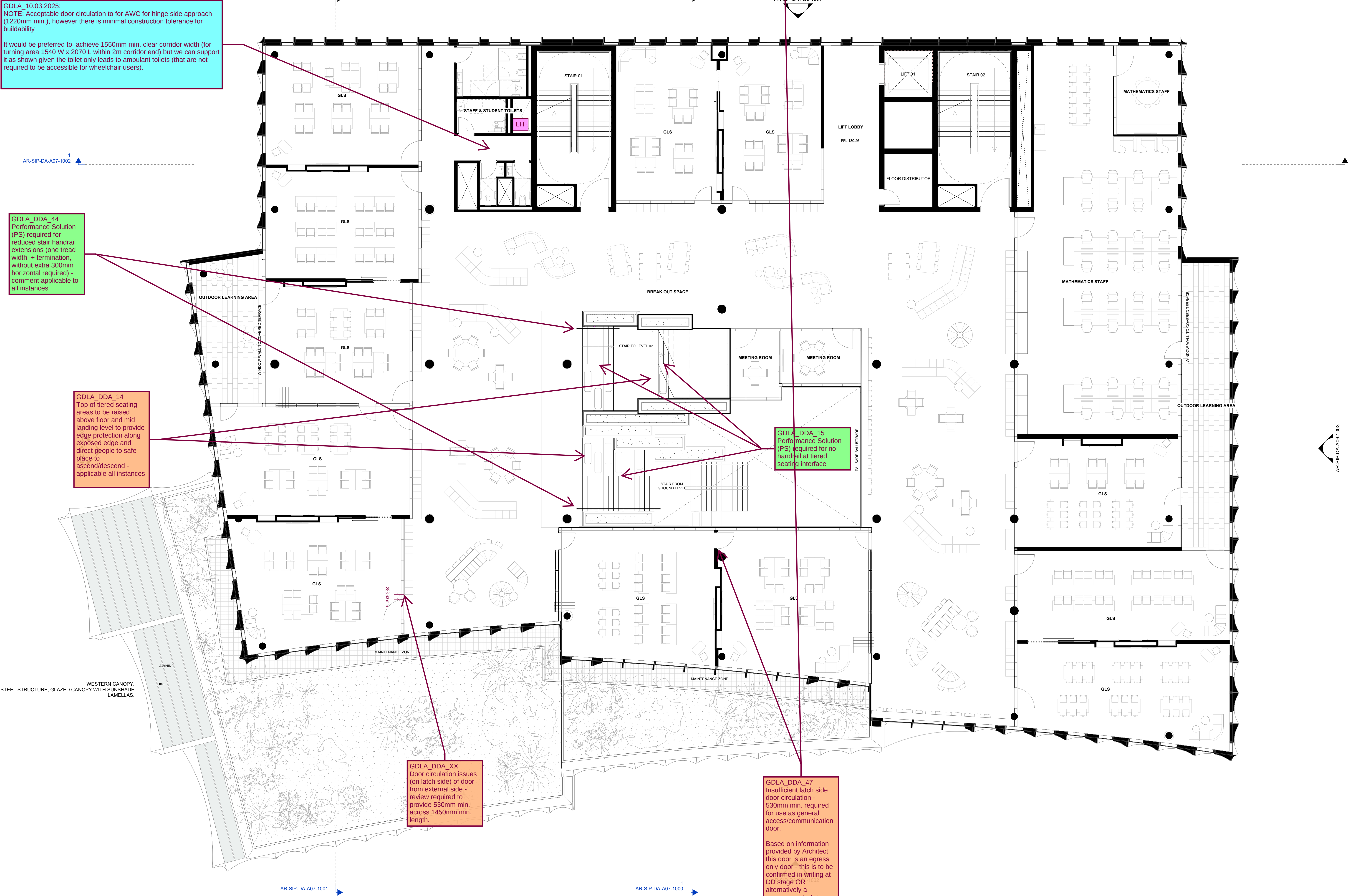
GDLA_DDA_44
Performance Solution (PS) required for reduced stair handrail extensions (one tread width + termination, without extra 300mm horizontal required) - comment applicable to all instances

GDLA_DDA_14
Top of tiered seating areas to be raised above floor and mid landing level to provide edge protection along exposed edge and direct people to safe place to ascend/descend - applicable all instances

GDLA_DDA_XX
Door circulation issues (on latch side) of door from external side - review required to provide 530mm min. across 1450mm min. length.

GDLA_DDA_47
Insufficient latch side door circulation - 530mm min. required for use as general access/communication door.

Based on information provided by Architect this door is an egress only door - this is to be confirmed in writing at DD stage OR alternatively a power operated door with accessible controls (located within 1-2M distance of open door swing) to meet AS1428.1:2009 would be required.



GDLA_10.03.2025:
NOTE: Acceptable door circulation to for AWC for hinge side approach (1220mm min.), however there is minimal construction tolerance for buildability

It would be preferred to achieve 1550mm min. clear corridor width (for turning area 1540 W x 2070 L within 2m corridor end) but we can support it as shown given the toilet only leads to ambulant toilets (that are not required to be accessible for wheelchair users).

GDLA_DDA_44
Performance Solution (PS) required for reduced stair handrail extensions (one tread width + termination, without extra 300mm horizontal required) - comment applicable to all instances

GDLA_DDA_51
Handrail not permitted as shown. Provide continuous along flight perpendicular to treads

GDLA_DDA_15
Performance Solution (PS) required for no stair handrail at tiered seating interface - comment applicable to all instances

GDLA_DDA_45
TGSIs (600-800mm) required at top and base of each stair flight - comment applicable to all instances

GDLA_DDA_48
Insufficient latch side door circulation - 530mm min. required on both sides.

Design review required OR power operated door with accessible controls (located within 1.2M distance of open door swing) to meet As1428.1:2009.

GDLA_10.03.2025:
NOTE: Acceptable door circulation to for AWC for hinge side approach (1220mm min.), however there is minimal construction tolerance for buildability

It would be preferred to achieve 1550mm min. clear corridor width (for turning area 1540 W x 2070 L within 2m corridor end) but we can support it as shown given the toilet only leads to ambulant toilets (that are not required to be accessible for wheelchair users).

GDLA_21.03.2025
Provide off-set tread at base of each stair flight (or increased size landing length so handrail can extend one tread width past base riser and clear of min. egress width/route) to ensure continuous consistent height handrail can be achieved to meet BCA and AS1428.1:2009 Clause 12 requirements

GDLA_DDA_42
Door circulation issue - 1220mm min. clear length and 340mm min. latch side required to enter GLS from outdoor learning area

GDLA_DDA_60
Review required to ensure compliant door circulation area and turning space within 2M corridor end

GDLA_DDA_59
provide at least 1000mm min. clear width paths of travel - common issue

GDLA_DDA_45
TGSIs (600-800mm) required at top and base of each stair flight - comment applicable to all instances

GDLA_DDA_15
Performance Solution (PS) required for no stair handrail at tiered seating interface - comment applicable to all instances

GDLA_DDA_57
Review required to ensure compliant door circulation area ie. 530mm min. latch side clearance

GDLA_DDA_56
Review required to ensure compliant door circulation area and turning space within 2M corridor end