



Bloompark Consulting Pty Ltd

Masterplan Access Design Assessment Report

ST ALOYSIUS COLLEGE  
47 UPPER PITT STREET  
KIRIBILLI NSW 2061



BUILDING REGULATIONS | ACCESSIBILITY | FIRE SAFETY ENGINEERING | ESD ENGINEERING | ACOUSTICS

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Revision History—

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## 1.0 INTRODUCTION

### 1.1 General

This report has been prepared on behalf of Bloompark Consulting Pty Ltd and relates to the proposed refurbishment and new infill building at the Upper Pitt Street Main Campus, located at 47 Upper Pitt Street NSW 2061 and refurbishment and single-storey addition at Wyalla Senior School Campus, located at 1-5 Jeffreys Street, Kirribilli NSW 2061.

### 1.2 Purpose of Report

The purpose of this report is to identify the extent to which the schools existing infrastructure and proposed upgrade works comply with the accessibility provisions of the Building Code of Australia 2016 (hereinafter referred to as the BCA), as are principally contained within Part D3, E3.6 and F2.4.

This report is based upon, and limited to, information obtained during visual inspections, and information depicted in the documentation provided for assessment, and does not make any assumptions regarding *design intention* or the like.

### 1.3 Documentation Provided for Assessment

This assessment is based upon—

- (i) Visual inspections, undertaken on 13<sup>th</sup> December 2017 and 19<sup>th</sup> January 2019;
- (ii) Proposed works architectural documentation prepared PMDL Architects (Upper Pitt Street Campus - 12/10/2017, Wyalla Oct 2016); and
- (iii) Existing school architectural documentation prepared by PMDL Architects.

### 1.4 Limitations

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken—

- (i) Work Health & Safety Act and Regulations; and
- (ii) WorkCover Authority requirements; and
- (iii) Structural and Services Design Documentation; and
- (iv) The Disability Discrimination Act (DDA) 1992; and
- (v) Any parts of the BCA or any standards other than those directly referenced in this report.

### 1.5 Premises Standards 2010

The Premises Standards 2010 introduced the concept of the *affected part*. The introduction of this defined area reflects the desire to improve general accessibility of existing buildings over time where full upgrades of a building are not taking place.

The requirement for upgrading the *affected part* of a building recognises that there is little value in improving access in new parts of existing buildings if people with a disability cannot get to those new parts.

The *affected part* of a building is defined as the path of travel between (and including) the principal pedestrian entrance of an existing building to a *new part* (as defined in the Premises Standards 2010) or any modified part of the building.



**Figure 01** – Principal Pedestrian Entrance and Affected Part

This path of travel must provide a *continuous accessible path of travel* compliant with AS1428.1-2009. The application of AS1428.1-2009 does not differentiate between classes of building and hence the technical provisions of access are dictated by Clause D3.1 of the BCA.

## 2.0 DEVELOPMENT DESCRIPTION

### 2.1 General

In accordance with the BCA, the assessment undertaken relates to the refurbishment of two (2) existing 9b school buildings, comprising The Senior School and Wyalla buildings.

### 2.2 Building Description

In the context of this report and the BCA the building use can be described as follows—

Building Classification—

Staff Administration areas	Class 5
Canteen	Class 6
Chapel, School	Class 9b

Rise in Storeys—

Upper Pitt St Main Campus	Nine (9)
Wyalla Senior School	Five (3)

### 2.3 BCA Assessment – Interpretation Notes

To provide the reader with additional context the following information regarding assessment methodology used in this assessment is provided below—

- (i) The Upper Pitt Street campus is considered one (1) building when assessing BCA requirements;
- (ii) The following rooms, areas and associated accessways have been afforded the concession under D3.4 and access for people with disabilities need not be provided to these areas—
  - Plant Room (Upper Pitt St LGF 3);
  - Store Rooms (Upper Pitt St LGF 3, L1);
  - Backstage (Upper Pitt St LGF 3);
  - Kitchens (Upper Pitt St LGF 3, L4)
- (iii) Moveable furniture, such as tables and chairs, are the ongoing responsibility of staff and students, who should maintain appropriate circulation spaces between and around furnishings.



**Figure 02** – St Aloysius Upper Pitt Street Main Campus and Wyalla Senior School building Location  
(Source: Google Maps)

### 3.0 PRINCIPAL PEDESTRIAN ENTRANCE

#### 3.1 General

The following assessment is intended to preliminarily identify, through a visual inspection, the compliance status of—

- (i) The principal pedestrian entrance of an existing building as it contains a new part.

#### 3.2 Definitions

The following relevant definitions are provided from the Premises Standards 2010—

- (i) A **new part** is defined as an extension to the building or a modified part; and
- (ii) The **affected part** is the principal pedestrian entrance 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 following relevant definition is provided from Australian Standard AS1428.1-2009—

- (i) The **continuous accessible path of travel** is defined as an uninterrupted path of travel, into or within a building providing access to all accessible facilities. A *continuous accessible path of travel* shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or other impediment.

#### 3.3 Principal Pedestrian Entrance

##### Upper Pitt Street Campus

The existing principal pedestrian entrance is located on level 01 to the north, facing Upper Pitt Street. Level access is provided via two (2) non-compliant ramps, with an approximate gradient of 1:10. A new Principal Pedestrian Entrance is proposed in this location and will be designed with a series of ramps and doorways in accordance with the requirements of AS1428.1-2009.

##### Wyalla

The existing entrance to the Wyalla building is to the west and faces Jeffreys Street. Two (2) sets of doors are

provided, two (2) revolving doors and two (2) swing doors each leaf providing a clear opening width of approximately 650mm. It is proposed that new doors to the main entrance of The Wyalla Building are provided as part of upgrade works. These are to have a minimum clear opening width of 850mm in accordance with the requirements of AS1428.1-2009. It should be noted that for security purposes visitors to the school access the Wyalla Building through the Upper Pitt Street campus via a bridge at level 02.

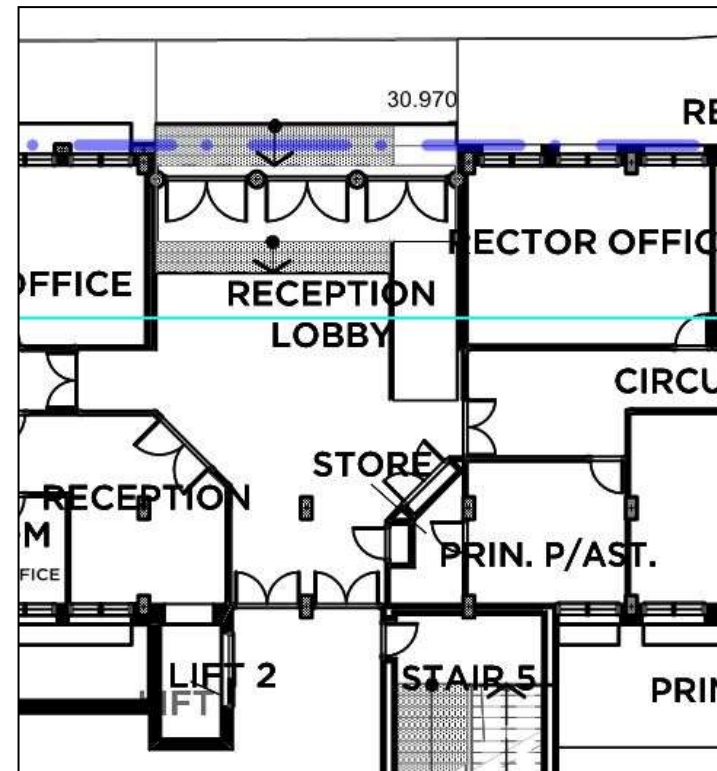


Figure 03 – Existing Principal Pedestrian Entry Location



Figure 04 – Existing Principal Pedestrian Entry

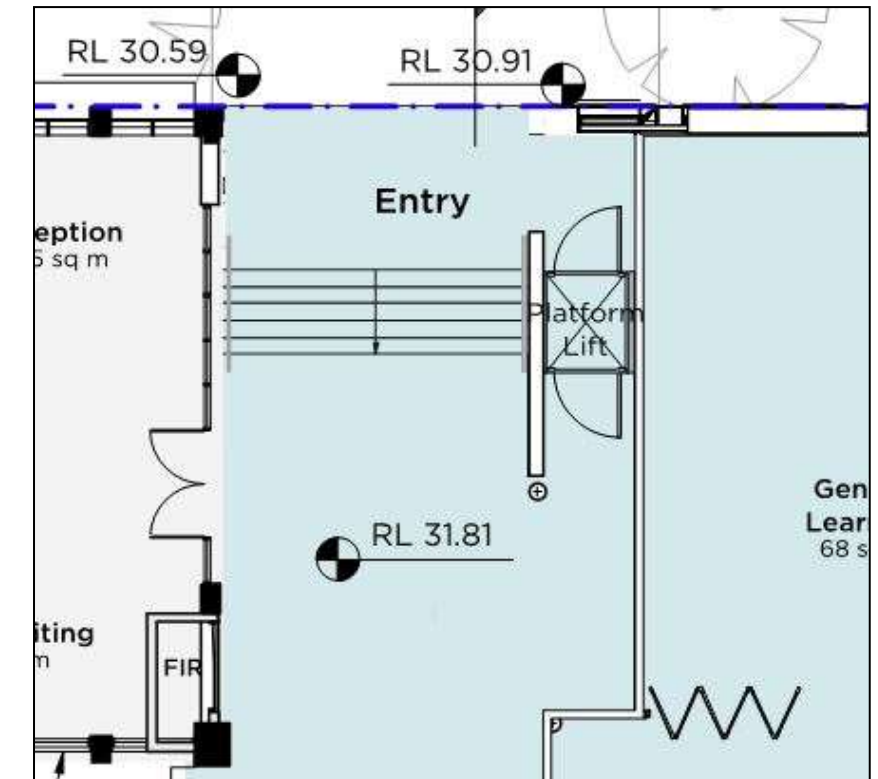


Figure 05 – New / Proposed Principal Pedestrian Entry

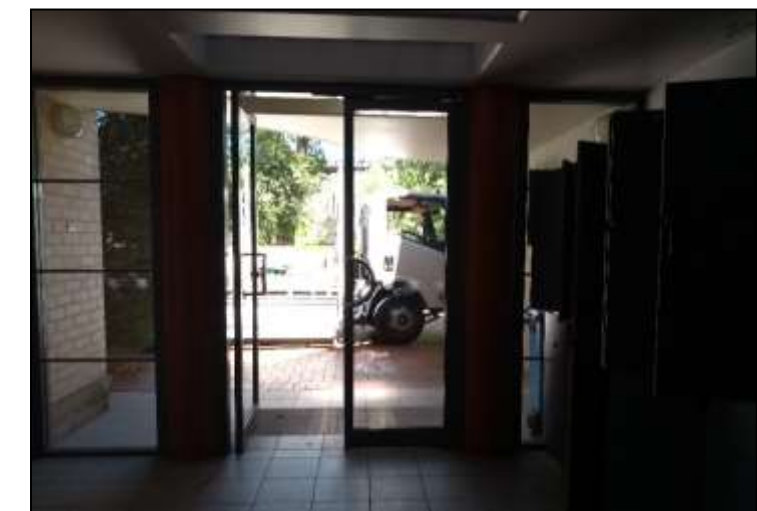


Figure 06 – Existing Wyalla Entrance

## 4.0 AFFECTED PART

### 4.1 General

Proposed refurbishment and modifications trigger the requirement for the affected part, whereby a *continuous accessible path of travel*, as defined by AS1428.1-2009 is required between the *principal pedestrian entrance* and the *new part* (see definitions as above in **Section 3.2**).

The following assessment is intended to identify (through a visual inspection) the compliance status of—

- (i) The path of travel from the *principal pedestrian entrance* to any *new part*.

### 4.2 Passenger Lifts

#### Upper Pitt Street Campus

Within the Upper Pitt Street Campus an existing lift to the north of the building serves levels (LGF 2 – Level 05). The lift car has approximate dimensions of 1370mm width x 1280mm length, which is not in accordance with BCA Clause E3.6 for a lift travelling more than 12m (1400 x 1600mm minimum).

As part of the building upgrade works a lift is proposed at the southern end of the building (Kirribilli Avenue). The new lift will serve levels LGF 3 – Level 04. If there is new work proposed on level 05, consideration should be given to providing complaint level access to these areas.

#### Wylla

A passenger lift is not provided within the heritage part of the Wylla building. Lift access is provided via the Upper Pitt Street Campus and bridge at level 02, or via the adjacent Dalton Hall, which has a lift car with approximate dimensions of 1200mm width x 2130mm length which is compliant for a lift travelling less than 12m (effective height), but not compliant for a lift travelling more than 12m (effective height is 15m). This lift serves all Wylla levels with the exception of level 02 (level access is provided via the Upper Pitt Street bridge connection). For compliance with the Premises Standards, the affected part will incorporate the new compliant lift within the Upper Pitt Street Campus.

### 4.3 Accessways

#### Upper Pitt Street Campus

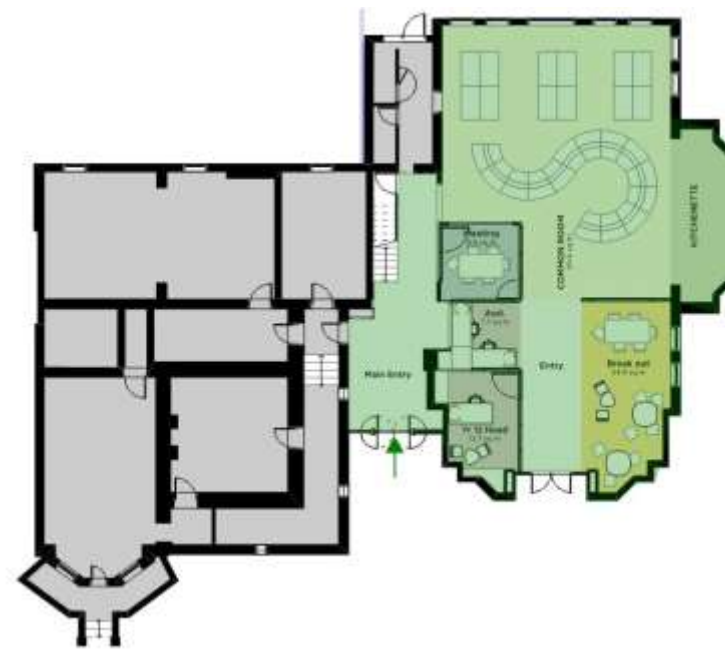
The Upper Pitt Street Campus can readily achieve accessways in accordance with the requirements of AS1428.1-2009. Consideration is to be given to providing minimum widths of 1000mm between obstructions, compliant ramps where a change of level exists and doorways with appropriate clear opening widths (minimum 850mm) and hinge and latch side clearances. Within The Upper Pitt Street Campus standard doorways have a clear opening width of approximately 820mm. This is not compliant with the current requirements of AS1428.1-2009, however will serve the 80<sup>th</sup> percentile wheelchair user and is considered functional.

#### Wylla

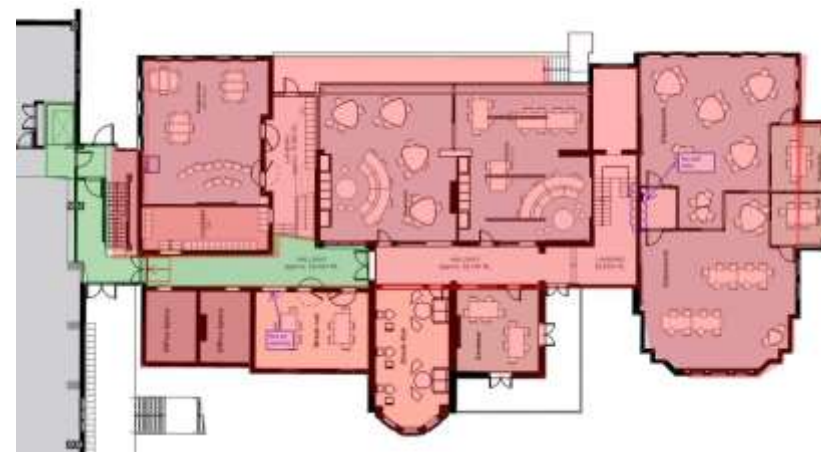
Achieving compliant accessways within Wylla will present a challenge, due to the heritage nature of the building and series of stepped level changes within floors.

Alternative accessways will need to be identified and / or mapped. This approach will be in conjunction with the Heritage Consultants recommendations and will be subject to an access management plan that provides new students and staff with information on how to independently access all new areas of the school in an equitable manner, as required by the BCA.

There will be some areas of the Wylla building (primarily levels 01 and 02) that cannot be accessed by wheelchair users. It will be important to identify a strategy, whereby comparable facilities are offered in an accessible location. **Figures 07-11** illustrate areas where level access can be provided (green) and areas where steps will prohibit access for wheelchair users (red).



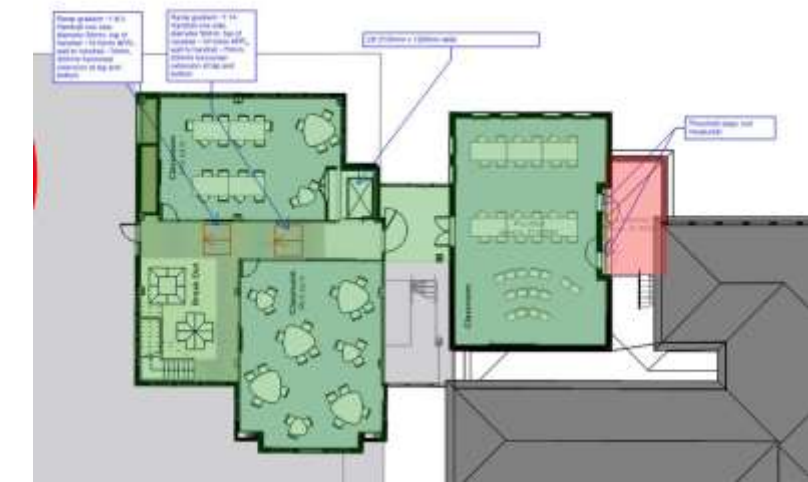
**Figure 07** – Wylla Ground Floor accessible areas



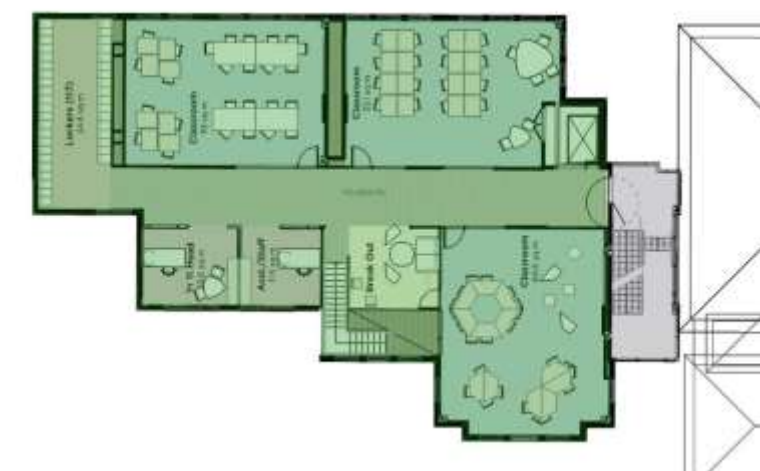
**Figure 08** – Wylla First Floor accessible areas



**Figure 09** – Wylla Second Floor accessible areas



**Figure 10** – Wylla Third Floor accessible areas

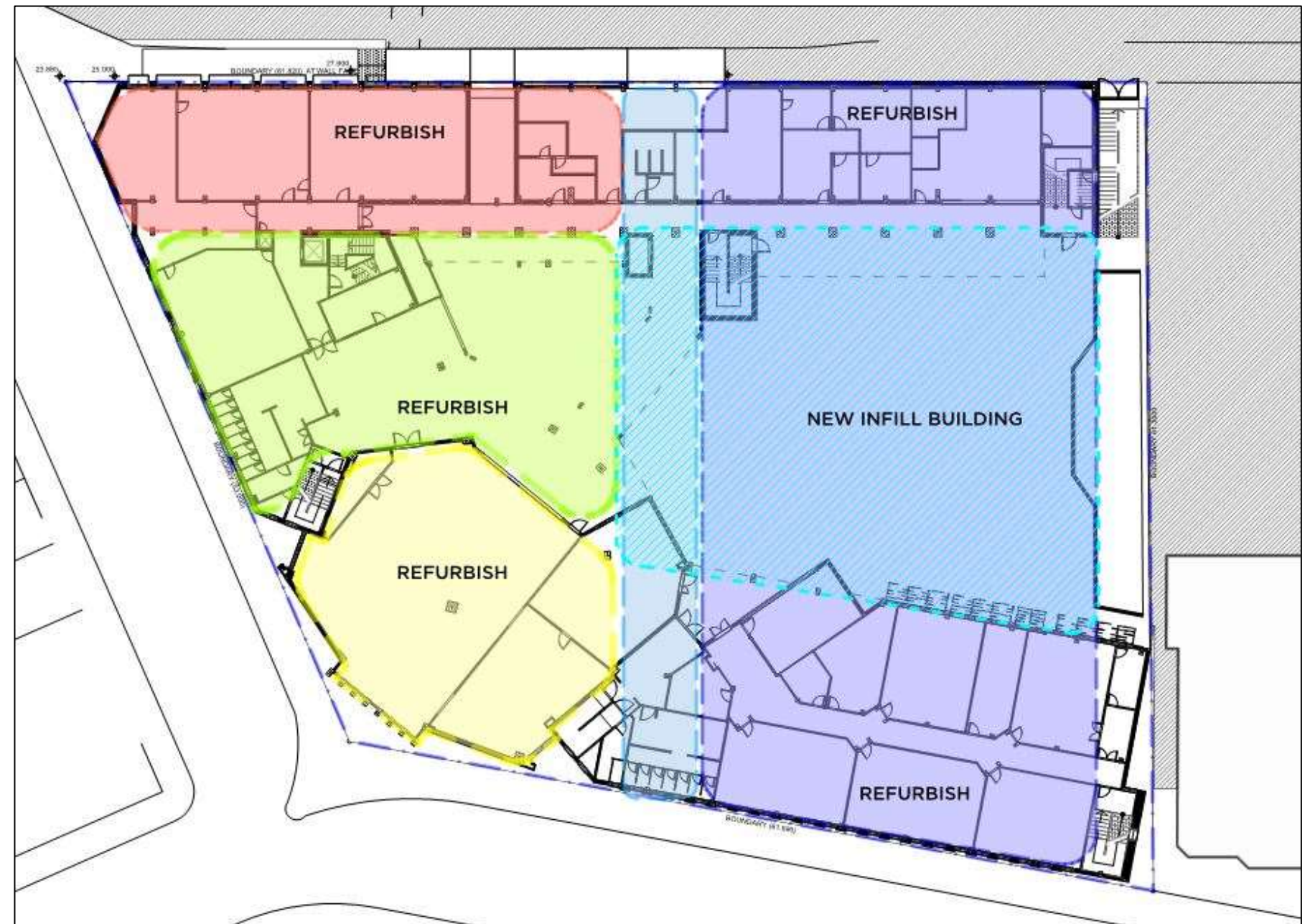


**Figure 11** – Wylla Fourth Floor accessible areas

## 5.0 NEW WORK

### 5.1 General

All new work and new parts are required to comply with the provisions of the BCA, specifically the accessibility provisions as are principally contained within Part D3, E3.6 & F2.4. Refer to **Figures 09 - 13** for identification of existing and new work.



**Figure 09** – Upper Pitt Street Campus Proposed Scope of Work

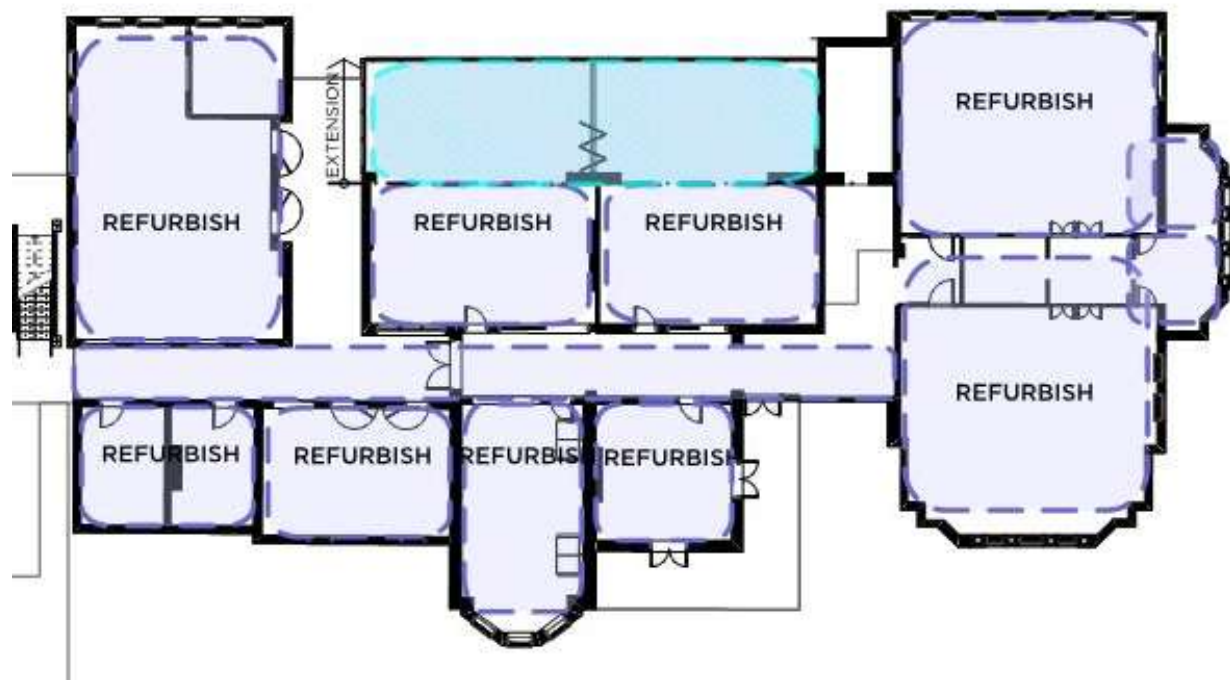


Figure 10 – Wyalla Level 01 Proposed Scope of Work

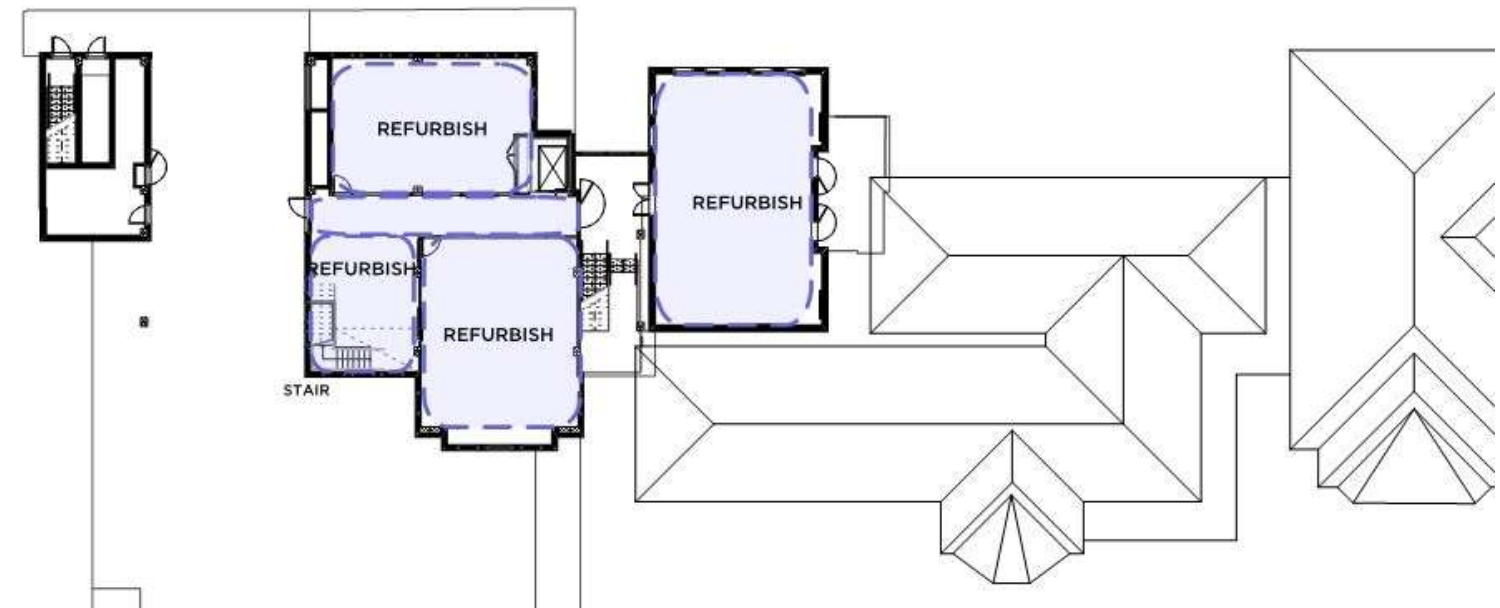


Figure 12 – Wyalla Level 03 Proposed Scope of Work

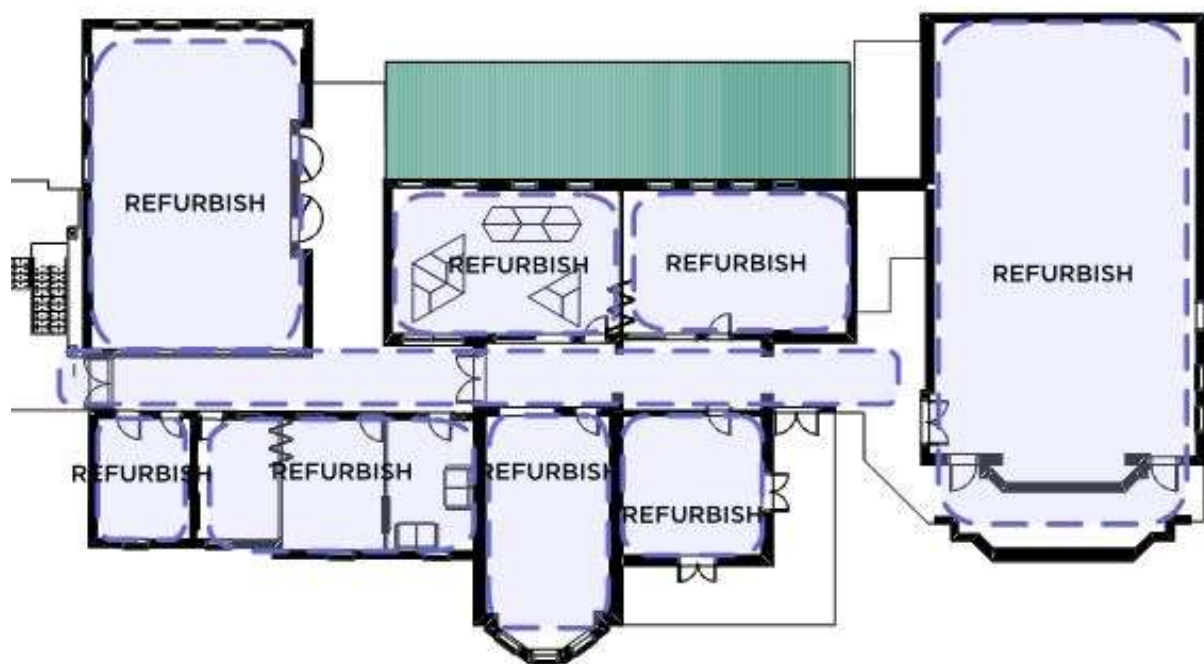


Figure 11 – Wyalla Level 02 Proposed Scope of Work

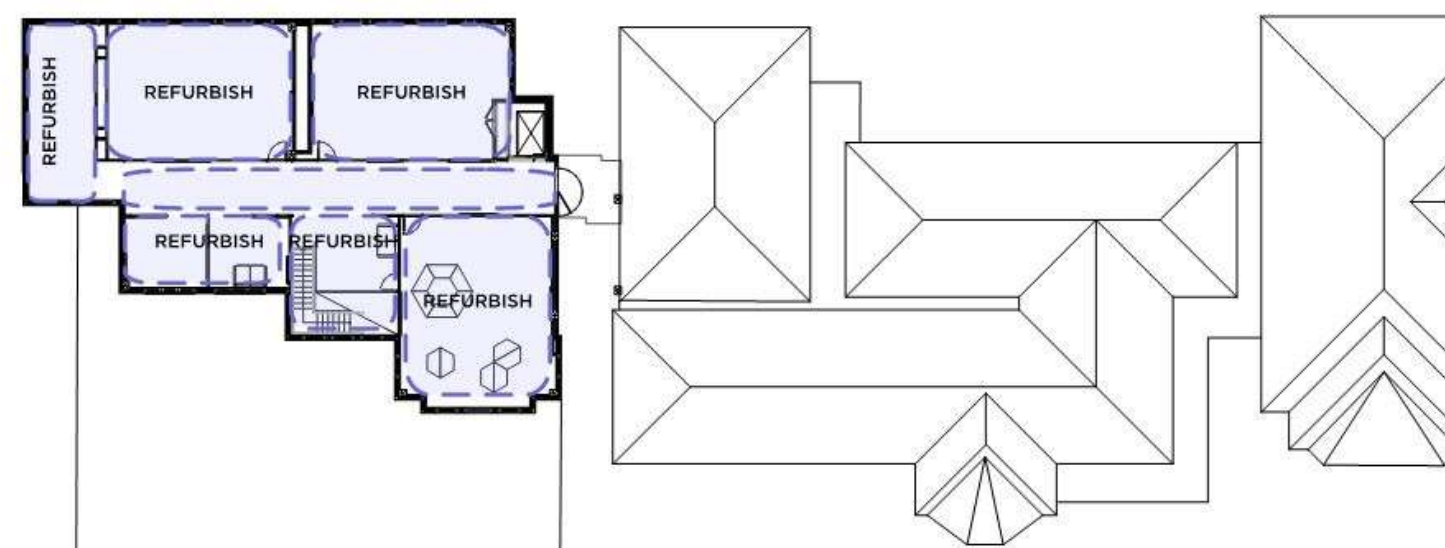


Figure 13 – Wyalla Level 04 Proposed Scope of Work

## 6.0 BCA DETAILED ASSESSMENT

### 6.1 Compliance with the BCA

The following table summarises the compliance status of the architectural design (new work) in terms of each applicable prescriptive provision of the BCA and indicates a capability for compliance with the BCA.

It should be recognised that instances exist where Does not Comply occurs, or Design Detail is required, such instances should not necessarily be considered BCA deficiencies, but rather matters which need to be considered by the design team and any assessment authority at relevant stages of design and/or assessment.

For those instances of either Does not Comply or Design Detail, a detailed analysis and commentary is provided within the following sections of this report.

### 6.2 Access for People with Disabilities

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
D3.1 General building access requirements			✓
D3.2 Access to buildings			✓
D3.3 Parts of buildings to be accessible			✓
D3.5 Accessible carparking		N/A	
D3.6 Signage			✓
D3.7 Hearing augmentation			✓
D3.8 Tactile indicators			✓
D3.9 Wheelchair seating spaces in Class 9b assembly buildings			✓
D3.10 Swimming pools		N/A	
D3.11 Ramps			✓
D3.12 Glazing on an accessway			✓

### 6.3 Part E3 – Lift Installations

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
E3.6 Passenger lifts			✓

### 6.4 Part F2 – Sanitary and Other Facilities

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F2.4 Accessible sanitary facilities			✓

## 6.5 Detailed Analysis

### 3.1

#### GENERAL ACCESS REQUIREMENTS

Access within class 9b buildings is required to and within all areas normally used by the occupants. Within class 5 and 6 buildings / parts of buildings access is required to be provided to and within all areas normally used by occupants (excluding those excluded under D3.4 (refer to **Section 2.3**)).

### D3.2

#### ACCESS TO BUILDINGS

The Upper Pitt Street Campus and Wyalla have separate and independent entrances.

The main reception is located within the Upper Pitt Street Campus, this is considered the Principal Pedestrian Entrance.

Upgrade works are proposed to replace the non-compliant 1:10 ramp with a platform lift designed in accordance with BCA Clause E3.6 and AS1735.12-1999.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

#### GENERAL

An accessway complying with AS1428.1-2009 will be required from the main points of pedestrian entry at the allotment boundary, from any required accessible parking and from another accessible building connected by a pedestrian link;

An accessway complying with AS1428.1-2009 will be required from another accessible building connected by a pedestrian link (being the Wyalla building);

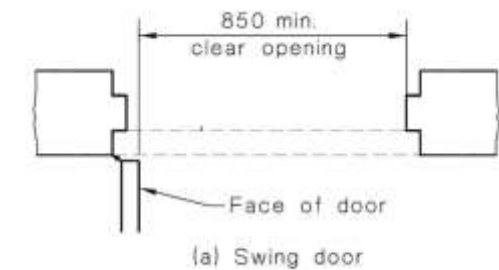
An accessway complying with AS1428.1-2009 will be required from any required accessible car parking space on the allotment

The principal pedestrian entrance is to be accessible as per AS1428.1-2009. Where there is more than 1 entrance, ensure that no less than 50% of entrances are accessible

Where a building has a total floor area of more than 500m<sup>2</sup>, the pedestrian entrance which is not accessible may not be located more than 50m from an accessible entry

#### DOORWAYS / DOORS

All doors to have a minimum 850mm clear width and appropriate latch side clearance compliant with AS1428.1-2009; (See **Figure 14** below)—



**Figure 14 – Door clear opening width**

Doors to be located on level landing areas with maximum 1:40 grade fall over a 1450mm depth clearance;

Doors to have minimum 1450mm clearances between open doors swings within airlocks/vestibules and other similarly enclosed spaces;

Door operational force to be lightweight in design to satisfy the operational requirements of AS1428.1-2009. Where this cannot be achieved, automatic or power-operated doors are required;

All doorways shall have a minimum luminance contrast of 30% between—

- door leaf and door jamb;
- door leaf and adjacent wall;
- architrave and wall;
- door leaf and architrave; or
- door jamb and adjacent wall.

The minimum width of the area of luminance contrast shall be 50mm; and

Provide compliant door hardware located at a suitable location in accordance with AS1428.1-2009.

### FLOOR OR GROUND SURFACES

A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability;

Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows—

- 0 ±3mm vertical change in level; and
- 0 ±5mm change in level provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping.

Matting recessed within an accessible path of travel—

- Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or bevelled, above or below the surrounding surface; and
- Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or bevelled.

Grates within an accessible path of travel—

- Circular openings shall be not greater than 13 mm in diameter;
- Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel; and
- Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.

### WALKWAYS

With a maximum gradient of 1:20 shall have landings at maximum 15m intervals;

With a maximum gradient of 1:33 shall have landings at maximum 25 m intervals; and

If no wall of minimum 450mm height, kerb or handrail and kerbrail is provided, the floor or ground surface abutting the sides of a walkway shall have a minimum 600mm wide firm and level surface of a different material to that of the walkway and at the same level of the walkway.

### RAMPS

Shall have a maximum gradient of 1:14, the gradient shall be constant throughout its length and shall have a maximum allowable tolerance of 3% (provided no section of the ramp is steeper than 1:14);

Shall provide top, bottom and mid-landings, suitable for wheelchair turning in accordance with clause 10.8 of AS1428.1-2009;

The ramp shall be provided with a handrail on each side complying with clause 12 of AS1428.1-2009;

Handrails shall extend a minimum of 300mm horizontally past the transition point at the top and bottom of the ramp; and

Ramps and intermediate landings shall have kerbs or kerb rails on both sides of the ramp, complying with clause 10.3 of AS1428.1-2009—

- Kerb to be between 65-75mm height above FFL; or
- At least 150mm height above FFL.

### THRESHOLD RAMPS

Threshold ramps at doorways shall—

- Have a maximum rise of 35mm;
- Have a maximum length of 280mm;
- Have a maximum gradient of 1:8; and
- Be located within 20mm of the door leaf.

### STEP RAMPS

Step ramps shall—

- Have a maximum rise of 190mm;
- Have a maximum length of 1900mm;
- A maximum gradient of 1:10; and
- Have a suitable barrier of 450mm height or a kerb/kerb rail where there is an open balustrade.

### KERB RAMPS

Kerb ramps shall have—

- A maximum rise of 190 mm;
- A length not greater than 1520 mm; and
- A gradient not steeper than 1 in 8, located within or attached to a kerb.

### STAIRWAYS

Any stair located at the site boundary is to be recessed 900mm from the site boundary to allow handrail extensions and TGSIs not to protrude into the transverse path of travel;

Any riser contained within a stairway must be opaque;

Riser to have a maximum vertical splay of 25mm from the nosing;

Stair nosings can be setback 15mm from the tread;

Stair nosing profiles shall

- be chamfered up to 5 mm × 5 mm; or
- have a sharp intersection; or
- be rounded up to 5 mm radius.

At the nosing, each tread shall have a strip not less than 50 mm and not more than 75mm deep across the full width of the path of travel with 30% luminance contrast to the background; and

Stairway/s, must comply with clause 11 and 12 of AS1428.1-2009.

### D3.3

#### PARTS OF BUILDING TO BE ACCESSIBLE

With reference to **Section 03 – Section 05** of this report, at design detail the following is to be considered—

##### UPPER PITT STREET CAMPUS

- (i) Ensure where new doorways are proposed, they achieve a minimum clear opening width of 850mm and circulation spaces in accordance with AS1428.1-2009. Where double doors are provided ensure at least one door leaf in compliant;
- (i) Ensure the affected part (continuous accessible path from principal pedestrian entrance) is step – free and in accordance with the requirements of AS1428.1-2009; and

##### WYALLA

- (i) Ensure all new doorways have a clear opening width and circulation space in accordance with AS1428.1-2009;
- (i) At design detail an Access Management Plan is to be developed to provide a strategy for areas with comparable facilities to those areas which cannot be reached by a wheelchair user, in consultation with Heritage Consultant;
- (ii) Consider upgrading bridge entrance and connection at level 02 to ensure the accessway between buildings is as accessible as possible, and that wheelchair users can safely reach level 02.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

#### PATHS OF TRAVEL

A ramp/passenger lift need not be provided to serve a storey or level other than the entrance storey in Class 5, 6, 7b or 8 building—

- Containing no more than 3 storeys; and
- With a floor area for each storey not more than 200m<sup>2</sup>.

Accessways to have passing spaces of 1800mm wide x 2000mm length at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available;

The minimum width of the continuous accessible path to be 1000mm, with a minimum unobstructed height of 2000mm, or 1980mm at doorways;

Turning spaces for wheelchair 180° turns require 1540mm wide by 2070mm (in the direction of travel) within 2m of the ends of accessways and at maximum 20m intervals;

90° turns on the continuous accessible path of travel to have minimum circulation space of 1500 x 1500mm (inside corner can be splayed); and

Where the width of the continuous accessible path is less than 1200mm, 30° - 60° turns to have a splay of 500 x 500mm on the internal corner of the turn.

#### DOORWAYS / DOORS

All doors to have a minimum 850mm clear width and appropriate latch side clearance compliant with AS1428.1-2009;

Doors to be located on level landing areas with maximum 1:40 grade fall over a 1450mm depth clearance

Doors to have minimum 1450mm clearances between open doors swings within airlocks/ vestibules and other similarly enclosed spaces

Door operational force to be lightweight in design to satisfy the operational requirements of AS1428.1-2009. Where this cannot be achieved, automatic or power-operated doors are required

All doorways shall have a minimum luminance contrast of 30% between—

- door leaf and door jamb;
- door leaf and adjacent wall;
- architrave and wall;
- door leaf and architrave; or
- door jamb and adjacent wall.

The minimum width of the area of luminance contrast shall be 50mm

Provide compliant door hardware located at a suitable location in accordance with AS1428.1-2009

#### FLOOR OR GROUND SURFACES

A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability

Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows—

- 0 ±3mm vertical change in level; and
- 0 ±5mm change in level provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping.

Where carpets or any soft flexible materials are used on the ground or floor surface—

- The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm;
- Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge; and
- At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded bevelled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm.

Matting recessed within an accessible path of travel—

- Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or bevelled, above or below the surrounding surface; and
- Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or bevelled.

Grates within an accessible path of travel—

- Circular openings shall be not greater than 13 mm in diameter;
- Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel; and
- Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.

#### WALKWAYS

With a maximum gradient of 1:20 shall have landings at maximum 15m intervals

With a maximum gradient of 1:33 shall have landings at maximum 25 m intervals

If no wall of minimum 450mm height, kerb or handrail and kerbrail is provided, the floor or ground surface abutting the sides of a walkway shall have a minimum 600mm wide firm and level surface of a different material to that of the walkway and at the same level of the walkway

#### RAMPS

Shall have a maximum gradient of 1:14, the gradient shall be constant throughout its length and shall have a maximum allowable tolerance of 3% (provided no section of the ramp is steeper than 1:14)

Shall provide top, bottom and mid-landings, suitable for wheelchair turning in accordance with clause 10.8 of AS1428.1-2009

The ramp shall be provided with a handrail on each side complying with clause 12 of AS1428.1-2009

Handrails shall extend a minimum of 300mm horizontally past the transition point at the top and bottom of the ramp; and

Ramps and intermediate landings shall have kerbs or kerb rails on both sides of the ramp, complying with clause 10.3 of AS1428.1-2009—

- Kerb to be between 65-75mm height above FFL; or
- At least 150mm height above FFL.

#### THRESHOLD RAMPS

Threshold ramps at doorways shall—

- Have a maximum rise of 35mm;
- Have a maximum length of 280mm;
- Have a maximum gradient of 1:8; and
- Be located within 20mm of the door leaf.

#### STEP RAMPS

Step ramps shall—

- Have a maximum rise of 190mm;
- Have a maximum length of 1900mm;
- A maximum gradient of 1:10; and
- Have a suitable barrier of 450mm height or a kerb/kerb rail where there is an open balustrade.

#### STAIRWAYS

Stair located within internal corridors to be recessed one (1) tread-width and handrail extension with downturn to avoid protrusion into transverse path of travel

Any riser contained within a stairway must be opaque

Riser to have a maximum vertical splay of 25mm from the nosing

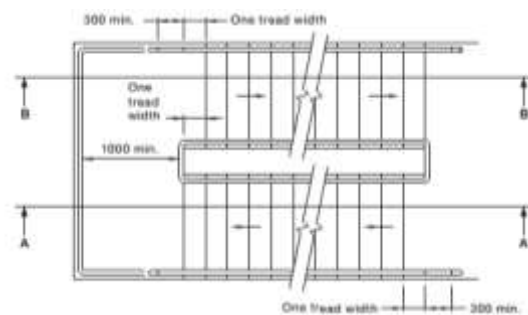
Stair nosings can be setback 15mm from the tread;

Stair nosing profiles shall

- be chamfered up to 5 mm × 5 mm; or
- have a sharp intersection; or
- be rounded up to 5 mm radius.

At the nosing, each tread shall have a strip not less than 50 mm and not more than 75mm deep across the full width of the path of travel with 30% luminance contrast to the background

Stairways, except a fire-isolated stairway, must comply with clause 11 and 12 of AS1428.1-2009, This may require an offset tread (see **Figure 03** below)—



**Figure 03** – Offset tread within stairs

A fire-isolated stairway must comply with clauses 11.1(f) and (g) and clause 12 of AS1428.1-2009. This may require an offset tread.

#### CONTROLS, SWITCHES AND GPOs

Intercoms and door release devices to be located between 900-1250mm from FFL and no less than 500mm from an internal corner, compliant with AS1428.1-2009

Power-operated doors to have raised buttons of 25mm in diameter. Controls to be located between 1-2m of door in its open position, 900-1250mm from FFL and no less than 500mm from an internal corner in accordance with AS1428.1-2009

All light switches located on the accessible path of travel and in accessible sanitary compartments shall be located at least 500mm from internal corners. The centre-line of all light switches shall be horizontally aligned with the centre-line of all door handles;

All general purpose outlets shall be located not less than 600mm and not more than 1100mm above the FFL and at least 500mm from internal corners;

Rocker action and toggle light switches in accessible sanitary compartments and in accessible sole occupancy units shall have a minimum dimension of 30mm x 30 mm; and

All push pad switches shall have a minimum diameter of 25mm

### D3.5

#### ACCESSIBLE CARPARKING

Not applicable to the scope of the project – parking does not form part of the new work.

Provide further information on parking provision, for assessment.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

#### SPATIAL REQUIREMENTS

The accessible car space and associated shared area shall be free of obstructions (i.e. wheel stops and the like)

Accessible car bay and associated shared zone to have a minimum vertical clearance no less than 2500mm. The vertical clearance leading to the accessible car bay may not be less than 2200mm

#### SPACE IDENTIFICATION AND DELINEATION

The dedicated space shall be identified by means of a white symbol of access in accordance with AS1428.1-2009 between 800mm-1,000mm high placed on a blue rectangle with no side more than 1,200mm, placed in the centre of the space between 500mm-600mm from its entry point and outlined with yellow unbroken lines 80mm-100mm wide on all sides;

The requirement for a symbol of access to be placed on the pavement shall not apply to any privately owned parking space for people with disabilities associated with a single residence and intended primarily for use by occupants of that residence; and

The shared area shall be outlined with yellow unbroken lines 80mm-100mm wide on all sides and marked with diagonal stripes 150mm-200mm wide at 45° with spaces 200mm-300mm between stripes

### D3.6

#### SIGNAGE

Clear and legible Braille and tactile signage is to be provided, complying with provision D3.6 of the BCA and incorporating the international symbol of access or deafness.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

#### SIGNAGE REQUIREMENTS

Signage is to be designed in accordance with AS1428.1-2009 and located between 1200-1600mm from the floor.

the following is required to be identified—

- Each accessible sanitary facility identifying if the facility is for left- or right -handed use;
- Each ambulatory accessible sanitary facility;
- Directional signage at sanitary facilities to indicate the location of the nearest accessible sanitary facility where not evident;
- Directional signage to indicate location of nearest accessible pedestrian entrance;
- Every 'exit' door in the building required to be provided with an exit sign indicating the level number (or name); and
- Areas with a hearing augmentation system

### D3.7

#### HEARING AUGMENTATION

Hearing augmentation systems are required where in inbuilt amplification system, other than one used for emergency warning is installed within—

- A 9b building;
- An auditorium, conference room, meeting room or room for judicatory purposes; or
- At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

#### HEARING AUGMENTATION REQUIREMENTS

If any room is provided with an inbuilt amplification system then it is to be provided with a hearing augmentation system complying with one of the following, in accordance with BCA provision D3.7—

- An induction loop provided to not less than 80% of the floor area of the room/space served by the inbuilt amplification system; or
- A system requiring the use of receivers or the like available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system. The number of receivers provided shall be calculated based upon the number of persons accommodated within the area.
- 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.

### D3.8

#### TACTILE INDICATORS

TGSIs have not been detailed at this stage. TGSIs will be addressed as the design develops.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

#### TGSI PROVISIONS

Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1-2009 must be provided to warn people with a vision impairment that they are approaching the following—

- A stairway (other than a fire isolated stairway);
- Escalators/moving walks;
- Ramps;
- An overhead obstruction (other than a doorway) less than 2m above floor level in the absence of a suitable barrier; and
- An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.

Tactile ground surface indicators shall be designed in accordance with AS1428.4.1:2009. Warning indicators should be installed as follows—

- For the full width of the path of travel;
- Perpendicular to the direction of travel when approaching the hazard;
- Set back 300 ±10mm from the edge of the hazard (except at railways and wharves);
- Integrated warning TGSIs which are required to be detected by a person approaching at an angle to the continuous path of travel should be arranged over a minimum depth of 600-800mm from the direction of approach (and in accordance with AS1428.4.1:2009 Figure 2.1);
- Discrete warning TGSIs used over a depth of 300-400mm require a minimum of 6 truncated cones, provided in the direction of travel (and in accordance with AS1428.4.1:2009 Figure 2.1);
- Where discrete warning TGSIs need to be detected by a person approaching at an angle to the continuous accessible path, a minimum of 12 truncated cones are required in the direction of travel (and in accordance with AS1428.4.1:2009 Figure 2.1);

At stairways, ramps, escalators and moving walks—

- Where a landing is 3000mm or more to the nosing edge the warning indicators should be over a distance of 600-800mm;
- Where a landing is less than 3000mm to the nearest nosing edge, indicators shall be over a distance of 300-400mm;
- Where handrails are continuous on both sides of the landing and the landing is less than 3000mm to the nearest nosing edge TGSIs are not required.

### D3.9

#### WHEELCHAIR SEATING SPACES IN CLASS 9B ASSEMBLY BUILDINGS

Where fixed seating is provided within Class 9b buildings, wheelchair seating spaces compliant with AS1428.1-2009 must be provided

Number and grouping of seating shall be provided within future design progression for compliance assessment and comment by this office

### D3.10

#### SWIMMING POOLS

Not applicable to the scope of this project.

### D3.12

#### GLAZING ON AN ACCESSWAY

Glazing has not been specified at this stage.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

#### VISUAL INDICATORS

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line, in accordance with Clause 6.6 of AS1428.1-2009

The contrasting line shall be not less than 75mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side

## 6.6 Part E3 – Lift Installations

### E3.6

#### LIFT INSTALLATIONS

One (1) new passenger lift is proposed as part of the new work within the Upper Pitt Street Campus.

The lift car has approximate dimensions of 1400 x 2000mm, in accordance with the requirements of BCA Clause E3.5 for a lift travelling more than 12m.

A new lift is not proposed within the Wyalla Building.

A platform lift is proposed at the main entrance of the Upper Pitt Street Campus, it is to be designed in accordance with BCA Clause E3.6.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

#### PASSENGER LIFT REQUIREMENTS

Passenger lifts to be an approved type in accordance with BCA-Table D3.6a

A passenger lift travelling greater than 12m requires minimum internal dimensions of 1400mm x 1600mm

Passenger lifts travelling less than 12m requires minimum internal dimensions of 1100mm x 1400mm

Low-rise platform lifts may not travel more than 1000mm in height variation

Low-rise, enclosed lifts travelling more than 4m or low-rise, unenclosed lifts travelling more than 2m may not be used in high traffic, public use areas

Not rely on a constant pressure device for its operation if the lift car is fully enclosed

Low-speed automatic lifts require 1100mm x 1400mm internal dimensions and may not travel more than 12m

Be provided with a handrail complying with Clause 5.3 AS1735.12-1999 (i.e. not more than 500mm from any button or operating device and between 850-950mm above the floor)

Have minimum clear width of car door openings of 900mm in accordance with Section 2 of AS1735.12-1999

Have a passenger protection system in accordance with Clause 4.2 of AS1735.12-1999

Have lift call buttons at landings in accordance with Section 7 of AS1735.12-1999 (i.e. located between 900mm and 1200mm above the floor and not less than 500mm from any corner or obstruction)

Have internal lift car control buttons in accordance with Section 7 of AS1735.12-1999 (i.e. located between 700mm and 1250mm above the floor)

Have lighting to the lift car in accordance with Section 10 of AS1735.12-1999 (i.e. compliant with AS/NZS1680.0-2009)

Have automatic audible information within the lift car to identify level each time the car stops

Have audible and visual indication at each lift landing to indicate the arrival of the lift car

Have emergency hands-free communication, including a button to alert a call centre of a problem and a light to signal that the call has been received

6.7 Part F2 – Accessible sanitary and other facilities

**F2.4**

**ACCESSIBLE SANITARY FACILITIES**

Where BCA Table F2.3 requires closet pans then an accessible unisex sanitary compartment needs to be provided. The internal dimensions and locations of fixtures and fittings shall comply with Clause 15 of AS1428.1-2009.

Within the Upper Pitt Street Campus new sanitary facilities are proposed on levels LGF 2, GF, LV 1 and LV 2. All new banks of WCs have incorporated accessible and associated ambulant facilities in accordance with the requirements of BCA Clause F2.4.

Generally the spatial provision provided can accommodate accessible WCs in accordance with the requirements of AS1428.1-2009

Ensure at design detail all doors to accessible WCs have a clear opening width of 850mm and circulation space in accordance with AS1428.1-2009.

There are no new or existing Accessible WCs are proposed within the Wyalla Building.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

**AWC BCA REQUIREMENTS**

Provide one (1) accessible unisex sanitary compartment at each bank of male / female toilets on each storey

Where a storey contains more than one (1) bank of male / female sanitary compartments, no less than 50% to contain an accessible unisex sanitary compartment

Where there are two (2) or more accessible unisex sanitary facilities provided, ensure a balance of left and right handed facilities

Class 9b theatres and sporting venues must be provided with one (1) shower for each 10 participants or part thereof

**AWC TECHNICAL SPECIFICATIONS**

WC seat to be of the full, round type, be securely fixed in position when in use, have seat fixings that create lateral stability for the seat when in use, be load-rated to 150kg and have a minimum luminance contrast of 30% with the background (e.g. pan wall or floor)

The front edge of the centre of the backrest is to be positioned to achieve an angle of between 94 – 100 degrees back from the seat hinge. Backrest to be capable of withstanding a force in any direction of 1100N

Grabrails to be specified and installed in accordance with AS1428.1-2009 Clause 15.2.7

Water taps to have lever handles, sensor plates or other similar controls, where separate taps are provided for hot and cold water the hot is to be located to the left of the hot water in horizontal configurations, or above the cold water tap in vertical configurations. Where hot water is provided, the water shall be delivered through a mixing sprout

Hand-operated flushing controls are to be located 600mm min 1000mm max from the floor and within 500mm from the centre-line of the WC pan when located on the back wall, or 600mm min 1000mm max from the floor and 300mm max in both directions from the front of the WC pan when located on the side wall. The flushing control is to be proud of the surface and shall activate the flush before becoming level with the surrounding surface

Toilet roll dispensers are to be located 700mm max from the floor and 300mm max from the front of the WC pan. The dispenser should not encroach upon grabrail clearances

## F2.4

### AMBULANT SANITARY FACILITIES

At each bank of toilets where there is one (1) or more toilets in addition to an accessible unisex sanitary compartment, a WC suitable for a person with an ambulant disability in accordance with AS1428.1-2009 must be provided for use by males and females. The internal dimensions and locations of fixtures and fittings shall comply with Clause 16 of AS1428.1-2009.

Ambulant WCs have been provided at all banks with an accessible WC.

At design detail ensure all ambulant cubicle doors have a clear opening width of 700mm in accordance with AS1428.1-2009 and that cubicle circulation space to ensure 900 x 900mm is providing on both sides of the cubicle door, in accordance with AS1428.1-2009.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

### AMBULANT WC TECHNICAL PROVISIONS

Circulation space shall be provided in accordance with AS1428.1-2009

Grabrails should be installed in accordance with Clause 17 of AS1428.1-2009

Doors to ambulant sanitary facilities shall have openings with a minimum clear opening width of 700mm

Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib handle shall have a minimum length of 45mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside

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A coat hook shall be provided within the sanitary compartment at a height between 1350 to 1500mm from FFL

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Report By



Lucy Shepherd  
**Access Consultant**  
For Design Confidence (Sydney) Pty Ltd

Verified By



Luke Sheehy  
**Principal**  
For Design Confidence (Sydney) Pty Ltd

## APPENDIX 1 – DOCUMENTATION PROVIDED FOR ASSESSMENT

This accessibility assessment was based upon the architectural documentation prepared by PMDL Architects, namely—

DRAWING NUMBER	DESCRIPTION	REV	DATE
<b>UPPER PITT STREET CAMPUS</b>			
Upper Pitt Street – Site Analysis	DAU010	A	19.01.2018
Upper Pitt Street – LGF3 Demo	DAU0101	A	19.01.2018
Upper Pitt Street – LGF2 Demo	DAU0102	A	19.01.2018
Upper Pitt Street – LGF3 Demo	DAU0103	A	19.01.2018
Upper Pitt Street – LV0 Demo	DAU104	A	19.01.2018
Upper Pitt Street – LV1 Demo	DAU105	A	19.01.2018
Upper Pitt Street – LV2 Demo	DAU106	A	19.01.2018
Upper Pitt Street – LV3 Demo	DAU107	A	19.01.2018
Upper Pitt Street – LV4 Demo	DAU108	A	19.01.2018
Upper Pitt Street – LV5 Demo	DAU109	A	19.01.2018
Upper Pitt Street – LV6 Demo	DAU110	A	19.01.2018
Upper Pitt Street – LGF3	DAU121	A	19.01.2018
Upper Pitt Street – LGF2	DAU122	A	19.01.2018
Upper Pitt Street – LGF3	DAU123	A	19.01.2018
Upper Pitt Street – LV0	DAU124	A	19.01.2018
Upper Pitt Street – LV1	DAU125	A	19.01.2018
Upper Pitt Street – LV2	DAU126	A	19.01.2018
Upper Pitt Street – LV3	DAU127	A	19.01.2018
Upper Pitt Street – LV4	DAU128	A	19.01.2018
Upper Pitt Street – LV5	DAU129	A	19.01.2018
Upper Pitt Street – LV6	DAU130	A	19.01.2018
Upper Pitt Street – Elevations	DAU201	A	19.01.2018
Upper Pitt Street – Elevations	DAU202	A	19.01.2018
Upper Pitt Street – Sections	DAU301	A	19.01.2018
Upper Pitt Street – Sections	DAU302	A	19.01.2018
<b>WYALLA</b>			
Wyalla – Site Analysis	DAW010	A	19.01.2018
Wyalla – Renders	DAW010	A	19.01.2018
Wyalla – Plan – GF 0 Demo	DAW010	A	19.01.2018
Wyalla – Plan – LV1 Demo	DAW010	A	19.01.2018

Wyalla – Plan – LV2 Demo	DAW010	A	19.01.2018
Wyalla – Plan – LV3 Demo	DAW010	A	19.01.2018
Wyalla – Plan – LV4 Demo	DAW010	A	19.01.2018
Wyalla – Plan – Roof Demo	DAW010	A	19.01.2018
Wyalla – Plan – GF 0	DAW010	A	19.01.2018
Wyalla – Plan – LV1	DAW010	A	19.01.2018
Wyalla – Plan – LV2	DAW010	A	19.01.2018
Wyalla – Plan – LV3	DAW010	A	19.01.2018
Wyalla – Plan – LV4	DAW010	A	19.01.2018
Wyalla – Plan – Roof	DAW010	A	19.01.2018
Wyalla – Rear Elevation	DAW010	A	19.01.2018
Wyalla – Sections	DAW010	A	19.01.2018
Wyalla – Sections	DAW010	A	19.01.2018

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