Disability Access Report

Project: **Saint Ignatius' College Riverview**
Stage 2 Development
Address: **2-60 Riverview Street and Tambourine Bay Road, Riverview (Lot 10 DP1142773)**

Stage: State Significant Development (SSD) Application

Ref: P000453
Date: 14 October 2020

For: Saint Ignatius' College

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Prepared by:	Comments
 Christine Cheung **Director | Access Consultant** Accredited ACAA Member No. 158	Final report issued

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1. Introduction

1.1 Report Background

Cheung Access Pty Ltd has been commissioned by Saint Ignatius' College to provide a report for the assessment of SSDA documentation for the proposed Stage 2 Development (Class 9b) within the existing senior school campus located at 2-60 Riverview Street and Tambourine Bay Road, Riverview.

For the Stage 2 works, the Development comprising of the Wallace Precinct to provide new teaching and educational facilities, as detailed below:

- ❏ Construction of new five (5) storey building with a maximum RL52.00 to accommodate modern, flexible teaching and learning spaces;
- ❏ Provide improved learning opportunities for Science, Technology, Engineering, Mathematics and PDHPE as a STEMP facility, along with six (6) Pastoral Care House areas, staff rooms, a new Canteen and basement area for deliveries and storage;
- ❏ The ground floor will accommodate a C.O.L.A and Canteen (Food and Beverage) with servicing via loading area on basement level;
- ❏ Refurbishment of existing O'Neil Building to allow integration of New Wallace Building to connect to existing fabric;
- ❏ New North Landscaped Area;
- ❏ New Wallace Landscaped Area between existing and new Wallace building; and
- ❏ Upgrade courtyard to improve the integration of the learning space and create a sense of place.

Our engagement involved a desktop assessment of the SSDA architectural design documentation against the provisions of the Part D3, E3.6 and F2.4 of the National Construction Code Series (Volume 1) Building Code of Australia 2019 (BCA) Amendment 1.

1.2 Report Purpose

The key objectives of the report are as follows:

- ❏ Undertake an assessment of the proposed development against:
    - ❏ Part D3, E3.6 and F2.4 Deemed to satisfy provisions of the National Construction Code Series – Volume 1- Building Code of Australia - Amendment 1.
    - ❏ The Disability (Access to Premises—Buildings) Standards 2010 (the Premises Standards)
    - ❏ Disability Standards for Education 2005

- ❏ Identify any compliance departures that require resolution/attention for the proposed development by way of design change or Performance Solutions for the next stage of design prior to issue of a Certificate to commence construction.
- ❏ Verify that the referenced documentation has been reviewed by an appropriately qualified Accredited Access Consultant and demonstrate that compliance with the BCA / Access to Premises – Building Standard 2010 is readily achievable.
- ❏ Enable the certifying authority to satisfy its statutory obligations under Clause 145 of the Environmental Planning and Assessment Regulation, 2000 and its statutory obligations under the Building Professionals Regulation 2007.
- ❏ Accompany the submission of documents to the building contractor to enable them to be satisfied that the building design is capable of complying with the NCC/BCA and that subsequent compliance with the access requirements of the BCA, will not give rise to design changes, which may necessitate the submission of additional Section 4.55 applications under the Environmental Planning and Assessment Act, 1979.

Cheung Access has reviewed SSDA Design drawings for the Stage 2 Development, to assess for consistency with the following disability design criteria contained within:

A. The intent and objects of the Disability (Access to Premises- Buildings) Standards (2010).
B. Part D3, E3.6 and F2.4 of the Building Code of Australia (BCA) (2019) Amendment 1.
C. Relevant Australian Standards listed in the BCA (2019), as follows:
    - ❏ AS1428.1 Design for Access and Mobility: General requirements for Access – New Building Work (2009)
    - ❏ AS1428.4.1 Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators (2009)
    - ❏ AS1735.12 Lifts, escalators and moving walks – Facilities for persons with disabilities, Amendment 1 (1999).
    - ❏ AS2890 (Part 6) (2009) – Parking Facilities – Off-street parking for people with disabilities
    - ❏ AS4586 (2013) Slip resistance classification of new pedestrian surface materials

In the preparation of this report, documentation relied upon for the SSDA Design Review stage review is referenced in Appendix A.

1.3 Report Limitations and Exclusions

The limitations and exclusions of this report are as follows:

- ❏ This report is based on a review of the referenced documentation in the Appendix A.
- ❏ This Report does not address issues in relation to the design, maintenance or operation electrical, mechanical, hydraulic or fire protection services, Utility Services Provider Requirements (Water, Gas, Telecommunications and Electricity supply authorities), Local Government Act and Regulations, Occupational Health and Safety Act and Regulations or the like.
- ❏ This assessment does not incorporate the detailed requirements of the BCA Referenced Australian Standards and it's the responsibility of design and installation contractors to demonstrate and achieve compliance for all new works.
- ❏ The commentary within this Access Assessment Report does not relieve the Principal Designer, Principal Building Contractor or the Certifying Authority from their statutory obligations under the EP&A Act, Work Health Safety Act, BPB Act and the like and they are to be satisfied that the proposal meets their requirements prior to approval.
- ❏ It is important to note that without the written permission from Cheung Access Pty Ltd, no part of this report may be reproduced in any form or by any means. This report is based solely on client instructions and therefore should not be relied upon or used by any third party without prior knowledge and instructions from Cheung Access Pty Ltd.
- ❏ All reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.
- ❏ Cheung Access accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.

1.4 Disability Discrimination Act 1992 (DDA)

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability. Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by

these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts. Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

From 1 May 2011, the Commonwealth's Disability (Access to Premises - Buildings) Standards made under the Disability Discrimination Act 1992 (DDA) applies to all new building work. The Premises Standards, established requirements for access to buildings, that are incorporated into the BCA 2019.

The Premises Standards contain an Access Code of construction that is mirrored in the disability access provisions of the BCA 2019. New building work must comply with the Access Code in the same manner as complying with the BCA 2019 by meeting deemed-to-satisfy provisions or by adopting a performance solution that achieves the relevant performance requirements.

This means if access is provided in accordance with the Premises Standards then it is not unlawful under the DDA. It also ensures that Object 1.3 (a) of the Premises Standards is met which 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 a disability.'

1.5 Proposed Development

BCA Classification:

Class	Level	Description
9b	Level -1 Level 0 Level 1 Level 2 Level 3	Stage 2 Development

Areas Required to be Accessible:

Level	Area	Description
Level -1 Level 0 Level 1 Level 2 Level 3	Labs GLA's Seminar rooms Staff room	To and within all areas normally used by the occupants.

New Building works Overview:

Level -1 Basement

- Vehicular driveway access only - no pedestrian access provided
- Store room
- Separate Male and female toilet and shower
- Accessible toilet and shower (left hand transfer)
- * Switch Room
- Cleaners Store
- Cleaners Office

Level 0

- External stairways from roadway
- Connecting pathways to existing Ramsey Building
- Print Office with Paper Store an IT store
- Canteen including *Freezer and cool room and dry room
- Stair 2
- Upper Court External Podium level

  C.O.L.A
- Multi Purpose Hall with Store room areas
- Amenities - 2 x ambulant cubicles and accessible toilet (right hand transfer)
- Stair 1

Level 1

- Connecting pathways to existing O'Neil Building - Entry
- 3 x General Learning Areas (GLA)
- TAS Staff room
- House - HOH, Interview and Magis
- TAS GLA
- Amenities - 1 x ambulant cubicles and accessible toilet (left hand transfer)
- Amenities - 1 x ambulant cubicles and accessible toilet (right hand transfer)
- 2 x ENG/ Physics
- House - HOH, Interview
- PDHPE/ BIO Lab
- DT Lab
- 3D Fab lab
- Store rooms
  Robotics Store

Level 2

- Connecting pathways to existing O'Neil Building - Entry
- Staff rooms
- Science Labs with Store room
- House - HOH, Interview and seminar room
- Science GLA/ Exp

- Amenities - 1 x ambulant cubicles and accessible toilet (left hand transfer)
- Amenities - 1 x ambulant cubicles and accessible toilet (right hand transfer)

Level 3

- Connecting pathways to existing O'Neil Building - Entry
- Staff rooms
- Maths GLAs
- House - HOH, Interview and seminar room
- Science GLA/ Exp
- Amenities - 1 x ambulant cubicles and accessible toilet (left hand transfer)
- Amenities - 1 x ambulant cubicles and accessible toilet (right hand transfer)

*NB. Rooms with a * pre-fix are identified as exempt from compliance with Accessibility as these areas may pose a safety risk to people with disabilities.*

1.6 Report Structure

The report consists of a Summary of Compliance Departures provided in the table under Section 2 below, which is for the reader's ease of reference and most urgent attention. Notwithstanding the summary of issues within **Section 2** must also be read in conjunction with the body of the assessment provided under **Section 3** of the report which further details compliance matters needing consideration in design development and during construction.

Section 3 Disability Access Assessment

Section of Report	Design Criteria
3.1	**BCA Part D3 – Access For People with Disabilities**

It is also the responsibility of all design consultants to ensure compliance with relevant BCA access requirements, DCP controls, Australian Standards and Manufacturers Specifications. This report does not in any way relieve design consultants from their obligations in designing to achieve compliance with the BCA. Furthermore, this report does not relieve the PCA from their statutory obligations required to assess the drawings in detail prior to the issue of a SSDA.

2. Summary of Key Compliance concerns

The following comprises a summary of the key compliance concerns identified under the Disability Access Assessment in Section 3 and is to be read in conjunction with the aforementioned Sections and the Building Code of Australia Volume 1.

The following matters are to be considered & addressed to the satisfaction of the Principal Certifying Authority in the construction phase.

#	Relevant BCA Clause	Element	Issue	Non-compliance / lack of detail
1	D3.1	External paths of travel	Ongoing design detail	All external accessible paths of travel to entries of Level 0, 1, 2 and 3 to comply with AS1428.1 (2009) for: ● minimum widths, ● gradient, ● crossfall, ● hand and kerb rails as required on ramps, ● turning spaces; and ● slip resistance rating as per Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance
2	D3.1	Internal paths of travel	Ongoing design detail	All internal accessible paths of travel, including to and within common area facilities, to comply with AS1428.1 (2009) for: ● minimum widths, ● gradient, ● crossfall ● turning spaces and ● slip resistance rating as per Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip

				resistance
3	D3.2	All doorways	Further detail required	All common area doors to have compliance with AS1428.1 (2009) with respect to: ● 850mm clear openings ● Door latch side circulation space ● 30% luminance contrast on doorways ● Door operation and hardware ● Door force is 20N where a door closer is fitted.
4	D3.3	Stairs	Further detail required	All internal and external non-fire-isolated stairs to comply with AS1428.1 Cl 11 Stairs (2009) with regards to ● Minimum width between handrails of 1000mm ● Handrails on both sides (If a centrally located handrail is proposed to the external stairs, this will need to be addressed through a performance solution by Construction Certificate) ● Handrail heights to be 865mm to 1000mm above step nosing ● Handrail extensions at top and base ● Tactile indicators on top and bottom landing of steps ● Single solid contrast strips to edge of stair nosings 50 - 75mm deep (30% contrast)
5	D3.7	Hearing Augmentation	Clarification required	Determine whether hearing augmentation is required for the following areas: ● Level 0 - Multipurpose Hall ● Level 1 - Labs and GLA’s

				• Level 2 - Labs and GLA's, Seminar room • Level 3 - Labs and GLA's, Seminar room Confirm if there will be an inbuilt amplification system.
6	D3.6	Accessible signage	Further detail required	Accessible signage to be provided in accordance with BCA2019 and AS1428.1-2009 for: 1. Required exit doors stating 'Exit' and 'Level' followed by floor number. 2. Accessible toilets 3. Ambulant Cubicles
5	F2.4	Accessible sanitary facilities	Fittings and fixtures	Confirm detail for all the accessible toilets

3. Disability Access Assessment

3.1 Site wide Access Statement

The Stage 2 Site plan (refer to Drawing DA100 (P2)) demonstrates that wheelchair accessible paths of travel can be provided within the learning precinct.

The proposed new building works within the Science, Technology, Engineering, Mathematics and PDHPE (STEMP facility) will ensure that following areas provide compliant wheelchair access and amenity for people with disabilities as follows:

- From an existing accessible car space adjoining the Ramsey building
- Through an existing lift within the Wallace Building
- Therry building
- Existing bus drop off and pick up near the Gorman field and the archway

3.2 Access from the site boundary

It is understood that provision of a compliant AS1428.1 (2009) accessible path of travel from the allotment boundary at Tambourine Bay Road is not viable due to the natural topography.

It is clear that the majority of students enter the site using a bus or private vehicle. Therefore it is not expected that people with disabilities will be requiring an accessible path of travel from the street boundary into the school learning precinct.

3.3. BCA Part D3 – Access For People with Disabilities

Reasonable Adjustment

During the construction, where there may not be sufficient levels of accessibility, the school will implement a 'reasonable adjustment' for a student with a disability. If this is required, then it will be carried out in accordance with the Disability Standards for Education (2005). A reasonable adjustment does not impact on the application of the Premises Standard and does not need to be more onerous than those required by the Premises standard. An adjustment is a measure or action taken to assist a person with a disability to enable them to use the building to its fullest and have access to all facilities on the same basis as other people who use the building on a daily basis.

In my professional opinion, the Saint Ignatius' College alongwith compliance with the Disability Standards for Education (2005), will enable a person with a disability to participate in courses or programs provided, use the facilities and services provided, on the same basis as a student without a disability.

Summary of capacity to achieve compliance with BCA Part D3
The proposed works will satisfy prescriptive deemed to satisfy provisions and performance requirements of Part D3, E3.6 and F2.4 of the BCA (2019), as follows:

1. Accessible pathways from associated accessible buildings such as Stage 1 Therry Building, Vaughan and Wallace and Ramsay Hall buildings to the principal pedestrian entrances on each level.
2. Access to and within all areas normally used by occupants

The following is a clause-by-clause assessment of the architectural drawings against BCA Part D3 – Access For People with a Disability. For more detail on each requirement, please refer to *Appendix B: BCA Part D3 – Access For People with a Disability.*

Deemed to Satisfy Provision	Complies	Comments
D3.1 General building access requirements Class 9b	✓	The drawings demonstrate access will be provided to the maximum extent possible to all areas within the Stage 2 development. Circulation spaces have been provided at common doorways to comply with AS1428.1 (2009).

		<u>Recommended Action</u> At Construction Certificate Stage: ● Ensure external and internal pathways to comply with AS1428.1 (2009). ● Provide doors which have compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways, door force is 20N where a door closer is fitted. ● Provide slip resistance certification for common stairs, walkways and ramp, to show testing under wet surface conditions in accordance with AS4586 – 2013. ● Operational Management Strategies for: ○ Access to existing buildings
D3.2 Access to buildings	✓	There are existing accessible pathways through the school which connect to Stage 2 works. For the next design phase check and confirm the gradient of all the accessible pathways to each surrounding accessible building, has the capacity to comply with AS1428.1 (2009). <u>Recommended Action</u> 1. Ensure external pathways comply with AS1428.1 (2009). 2. At Construction Certificate provide slip resistance certification for internal areas. To show testing under wet surface conditions as a pendulum classification (AS4586 – 2013) 3. Ensure the door threshold of principal entrance doors are level.
D3.3 Parts of building to be accessible	✓	**Stairs** There are internal stairway which connects all the levels in the building. And external stairs connecting different levels of the stage 2 works with the roadways.

		Recommended Action All non-fire-isolated stairs to comply with AS1428.1 Cl 11 Stairs (2009) with regards to ● Minimum width between handrails of 1000mm ● Handrails on both sides (If a centrally located handrail is proposed to the external stairs, this will need to be addressed through a performance solution by Construction Certificate) ● Handrail heights to be 865mm to 1000mm above step nosing ● Handrail extensions at top and base ● Tactile indicators on top and bottom landing of steps ● Tactile indicators on mid point landings where handrails are not continuous on both sides of landing ● Single solid contrast strips to edge of stair nosings 50 - 75mm deep (30% contrast) **Fire Isolated Stairways** There appears to be at least one fire isolated stairs shown on the drawings as Stair 2. Recommended Action Fire isolated stairs to have ● Handrails on inner side ● Minimum width between handrail and wall opposite of 1000mm ● Single solid contrast strip to edge on stair nosings 50-75mm deep (30% contrast) to comply with AS1428.1 ● Handrail at 865mm to 1000mm above step nosing on at least one side of the stairs to comply with AS1428.1 (2009) ● Handrail extensions at landings where handrail does not continue ● No vertical sections ● Complying diameter and clearance between handrail and wall

		Lifts A new lift is proposed to provide vertical circulation between all the levels. There is an existing lift within the O'Neil building which serves Leve 1, 2 and 3. <u>Recommended Action</u> Ensure lift has: 1. Appropriate load capacity 2. Complying accessible path of travel at all levels, including wheelchair turning areas in accordance with AS1428.-2009 Clause 6 3. Design and fittings in accordance with AS1735 suite appropriate for the style of lift chosen. **Turning spaces** At the end of corridors there are turning spaces of at least 1540mm x 2070mm to comply with AS1428.1 (2009) <u>Recommended Action</u> Check that the end of corridors have a clear turning space of at least 1540mm x 2070mm to comply with AS1428.1 (2009). **Flooring** Flooring is not detailed at this stage of development. <u>Recommended Action</u> Ensure 1. Flooring joints or abutments to have vertical rise no longer greater than 3mm or 5mm if rounded 2. Flooring to have compliant slip resistance as per Table 3B, SA HB 198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance 3. Carpet flooring to meet requirements of BCA Part D3.3 (g) and (h)

D3.4 Exemptions	✓	The following is a list of areas within the building which are not required to be accessible: (a) An area where access would be inappropriate because of the particular purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b). Exempt areas from access: 1. Level 2 Chemical Store
D3.5 Car parking spaces for people with a disability	**N/A**	There are currently no accessible car parking spaces proposed for the development. However an existing accessible car space is provided within the existing car parking area adjacent to the Ramsey building.
D3.6 Signage	✓	At this stage of the design, signage has not yet been developed and will be addressed at the detailed design phase. <u>Recommended Action</u> Further assessment at the Construction Certificate stage is required. 1. Ensure Braille and tactile signage for required exit doors stating 'Exit' and 'Level' followed by floor number. 2. Accessible toilet signage 2. Areas with hearing augmentation
D3.7 Hearing augmentation	✓	Determine whether hearing augmentation is required for the following areas: ● Level 0 - Multipurpose Hall ● Level 1 - Labs and GLA's ● Level 2 - Labs and GLA's, Seminar room ● Level 3 - Labs and GLA's, Seminar room <u>Recommended Action</u>

		Further assessment at Construction Certificate stage is required.
D3.8 Tactile indicators	✓	Plans currently indicate the need to have tactile indicators on the external landscaped stairs and the internal stairs and will be addressed at the detailed design phase. <u>Recommended Action</u> Tactile indicators to be installed to comply with AS1428.4.1. Ensure TGSIs are a robust style with durable fixings to minimise shearing off if discrete or individual tactile units are installed.
D3.12 Glazing on an accessway	✓	At this stage of the design visual barriers on glazing have not yet been developed and will be addressed at the detailed design phase. <u>Recommended Action</u> On a glazed door, provide a solid contrast line 75mm width at 900 - 1000mm and 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side
E3.6 Passenger lifts	✓	**Lift** A new lift is proposed to link all levels of the development. Specifications of the lift were not yet provided for review. <u>Recommended Action</u> The lifts require accessible features to be in accordance with E3.6b BCA 2019. To be assessed at Construction Certificate.
F2.4 Accessible sanitary facilities	✓	**Accessible Toilets** A unisex accessible toilet will provided on every level as follows: ● Level -1 Left hand transfer combined accessible toilet and shower ● Level 0 Right hand transfer accessible toilet ● Level 1 Right hand transfer accessible toilet ● Level 1 Left hand transfer accessible toilet

		• Level 2 Right hand transfer accessible toilet • Level 2 Left hand transfer accessible toilet • Level 3 Right hand transfer accessible toilet • Level 3 Left hand transfer accessible toilet **Ambulant cubicles for separate male and female** There are banks of toilets proposed in the building and cubicle suitables for people with ambulatory disabilities are shown in the following areas: • Level 0 Adjacent to the multipurpose hall x 2 cubicles. • Level 1 x 2 cubicles. • Level 2 x 2 cubicles. • Level 3 x 2 cubicles. <u>Recommended Action</u> At Construction certificate stage circulation areas, fixtures and fittings within the accessible toilet/ shower and ambulant cubicles to comply with AS1428.1 (2009) (See Appendix C). If a baby change table is provided, ensure the baby change table does not intrude into required pan circulation when in folded up position.

4. Conclusion

On the basis of our assessment, we confirm that the SSDA Design plans for Saint Ignatius' College Masterplan Stage 2 Development meets the following:

1. Performance Requirements of the Disability (Access to Premises-Buildings) Standards 2010 and Part D3, E3.6 and F2.4 of the Building Code of Australia (BCA) (2019) through a combination of the deemed-to-satisfy provisions and Performance requirements.
2. The intent and objects of the Disability (Access to Premises- Buildings) Standards (2010).

We note that there are some items to resolve prior to the issue of the Construction Certificate, which have been described in the table above.

Statement of Qualifications

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work assessing disability access compliance and hold appropriately current insurance policies. (My qualifications and accreditations are listed below)

Full Name	Christine Cheung
Company	Cheung Access Pty Ltd
Address	Level 21, 207 Kent St, Sydney NSW 2000
Qualifications and Accreditations	1. B. App Sc (Occupational Therapy), Masters of Environmental Studies 2. Accredited with the Association of Consultants in Access, Australia Member No. 158, Since 2003 3. Registered Occupational Therapist (Occupational Therapy Board/ AHPRA) 2020 –OCC0001901643
Signature	
Date	14 October 2020

Appendix A: Drawings reviewed for SSDA Design Phase

Drawings prepared by PMDL Architecture

Dwg No	Dwg Title	Revision
A400	Detail Sections	A
DA001	Cover Page	A
DA100	Site Plan	A
DA101	Site Analysis Plan	A
DA120	Demolition Plan - Site works	A
DA121	Demolition Plans - O'Neil Building	A
DA130	Level -1 Plan	A
DA131	Level 0 Plan	A
DA132	Level 1 Plan	A
DA133	Level 2 Plan	A
DA134	Level 3 Plan	A
DA135	Roof Plan	A
DA136	Roof Upper Plan	A
DA201	Elevations Sheet 1	A
DA202	Elevations Sheet 2	A
DA300	Sections Sheet 1	A
DA350	Material Palette 01	A
DA351	Material Palette 02	A
FP130	Level -1 Plan	A
FP131	Level 0 Plan	A
FP132	Level 1 Plan	A
FP133	Level 2 Plan	A
FP134	Level 3 Plan	A
FP135	Roof Plan	A
FP136	Roof Upper Plan	A

Appendix B: BCA Part D3 - Access for People with a Disability

Below is a list of Building Code of Australia (BCA) Part D3 requirements relating to access requirements for people with a disability in Class 9b Buildings.

Clause	Requirements
D3.1 General building access requirements Class 9b	To and within all areas normally used by the occupants.
D3.2 Access to buildings	(a) An accessway must be provided to a building required to be accessible— (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. (b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and— (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) in a building with a total floor area more than 500 m2 , a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4. (c) Where a pedestrian entrance required to be accessible has multiple doorways— (i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and (ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. (d) For the purposes of (c)— (i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (A) all doorways serve the same part or parts of the building; and (B) the distance between each doorway is not more than the width of the widest doorway at that

	pedestrian entrance (see Figure D3.2); and (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2). (e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.
D3.3 Parts of building to be accessible	In a building required to be accessible— (a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with— (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and (b) every passenger lift must comply with E3.6; and (c) accessways must have— (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1— (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and (B) at maximum 20 m intervals along the accessway; and (d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and (e) a passing space may serve as a turning space; and (f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building— (i) containing not more than 3 storeys; and (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m2 ; and (g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and

	(h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.
D3.4 Exemptions	The following areas are not required to be accessible: (a) An area where access would be inappropriate because of the particular purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b).
D3.5 Car parking spaces for people with a disability	Accessible carparking spaces— (a) subject to (b), must be provided in accordance with Table D3.5 in— (i) a Class 7a building required to be accessible; and (ii) a carparking area on the same allotment as a building required to be accessible; and (b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and (c) subject to (d), must comply with AS/NZS 2890.6; and (d) need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability. 1 space for every 100 carparking spaces or part thereof.
D3.6 Signage	In a building required to be accessible— (a) braille and tactile signage complying with Specification D3.6 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, except a sanitary facility within a sole-occupancy unit in a Class 1b or Class 3 building; and (B) space with a hearing augmentation system; and (ii) identify each door required by E4.5 to be provided with an exit sign and state—

	(A) "Exit"; and (B) "Level" ; and either (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb); and (b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— (i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained; and (c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and (d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and (e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and (f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.
D3.7 Hearing augmentation	(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— (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. (b) If a hearing augmentation system required by (a) is— (i) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by

	the inbuilt amplification system; or (ii) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than— (A) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and (B) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and (C) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and (D) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons. (c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D1.13. (d) 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	(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— (i) a stairway, other than a fire-isolated stairway; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) in the absence of a suitable barrier— (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a

	pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4. (b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1. (c) A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS 1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.
D3.11 Ramps	On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.
D3.12 Glazing on an accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS1428.1.
E3.6 Passenger lifts	In an accessible building, every passenger lift must— (a) be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and (b) have accessible features in accordance with Table E3.6b; and (c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.
F2.4 Accessible sanitary facilities	In a building required to be accessible— *SA F2.4(a)* (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and *SA F2.4(b)* (b) accessible unisex showers must be provided in accordance with Table F2.4(b); and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at

	that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and (h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and (i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.

Appendix C - Sanitary Fittings

Accessible Sanitary Facilities Fittings guidelines

Recommendations

- Ensure during ongoing design and construction that
  - Combined accessible shower and WC sanitary facilities meet the circulation spaces of AS1428.1-2009
- Provision of required fittings for accessible sanitary facilities in accordance with requirements of AS1428.1-2009 including:
  - i) *Door hardware (AS1428.1-2009; Clause 13.5)*
    - (1) Door privacy snib with 45mm “handle” measured from centre of spindle
    - (2) Door handles to be
      - (a) preferred D-type if lever style handle provided on hinged doors
      - (b) 35 to 45 mm clearance between handle and door surface
      - (c) 20mm return on handle to enable operation by one hand
      - (d) installed at 1000mm +/- 10mm above finished floor level (AFFL)
    - (3) Door operating forces not to exceed 20 N
  - ii) *Toilet pan (AS1428.1-2009 Clause 15.2.2)*
    - (1) Top of seat to be 460mm to 480mm AFFL
    - (2) Centre line of pan to adjacent wall to be 450mm to 460mm
    - (3) Front of pan to be 800mm +/- 10mm from finished wall behind toilet
  - iii) *Toilet seat (AS1428.1-2009; Clause 15.2.3)*
    - (1) Provide minimum 30 % luminance contrast with its setting
  - iv) *Toilet backrest (AS1428.1-2009; Clause 15.2.4)*
  - v) *Toilet paper dispenser (AS1428.1-2009; Clause 15.2.6)*
    - (1) To be installed so that it does not block access to grabrail or create an impingement risk
    - (2) Outlet to be 300mm maximum from front of pan and no higher than 700mm above finished floor level (AS1428.1:2009 Figure 41)
    - (3) Dispenser not to intrude into required toilet pan circulation
  - vi) *Grabrails (AS1428.1-2009; Clause 15.2.7 and figure 42)*
    - (1) Ensure toilet grabrails are installed in accordance with Clause 15.2.7 and Figure 42
    - (2) Ensure grabrails for shower are installed in accordance with AS1428.1:2009 Clause 15.5.4 and figures 47 and 48 including vertical shower head support grabrail
  - vii) *Baby change tables AS1428.1-2009, Clause 15.2.8.2)*
    - (1) Ensure baby change table when in the folded position does not protrude into any other bathroom fitting circulation space
    - (2) Maximum operable height of top of table is 820mm
    - (3) Minimum under table clearance is 720mm
    - (4) Does not block installation of other bathroom fittings such as coat hooks
  - viii) *Mirror (AS1428.1-2009, Clause 15.4.2)*
    - (1) Vertical mirror to be installed above basin measuring
      - (a) 350mm wide
      - (b) Base of mirror to be located no more than 900mm AFFL

(c) Upper edge of mirror to be no less than 1850mm AFFL

ix) *Washbasin shelf (AS1428.1-2009, Clause 15.4.2)*
(1) As a part of a vanity unit – 120mm wide by 300mm minimum in depth without intruding into required circulation area for basin
(2) As a separate shelf
(a) Not to intrude into required washbasin circulation
(b) Height to be 900mm to 100mm
(c) Width 120mm minimum
(d) Length 300 to 400mm
(e) Recommend shelf be installed on wall beside existing basin

x) *Soap dispenser, paper towel dispenser and hand dryer for washbasin (AS1428.1-2009; Clause 15.4.3)*
(1) to be operable by one hand,
(2) outlet to be 900 to 1100mm AFFL;
(3) to be located 500mm minimum from any internal corner
(4) Note handrail is where provided

xi) *Shower head (AS1428.1-2009; Clause 15.5.6)*
(1) Adjustable height shower head on vertical rail;
(2) wall outlet for shower to be installed 700mm +/- 5mm AFFL;
(3) top of vertical shower head support grabrail to be 1880 to 1900mm AFFL;
(4) bottom of vertical shower head grab rail to be 800 to 810mm AFFL
(5) useable in a seated position
(6) capable of withstanding 1100N (AS1428.1-2009 Clause 17)

xii) *Soap holder for shower (AS1428.1-2009; Clause 15.5.7)*

xiii) *Shower seat (AS1428.1-2009; Clause 15.5.9)*
(1) to be self-draining;
(2) slip resistant;
(3) withstand 1100 N force in any position and any direction

xiv) *Clothes hanging devices (AS1428.1-2009; Clause 15.5.10)*
(1) two to be provided for shower;
(2) installed 1200 to 1350 mm AFFL;
(3) hook 1 - 400 +/- 10mm from edge of shower seat short edge;
(4) hook 2 - 600 +/- 10 from edge of shower seat short edge;

- Sanitary facility walls may need to be strengthened for installation of grab rails so as to meet the required force ratings of 1100 N

Ambulant sanitary facilities - Fittings review

Recommendations

Ensure during ongoing design and construction that ambulant toilet cubicles comply with AS1428.1 requirements including

a) Pathway to ambulant cubicle (900mm between successive door leafs)
b) Toilet pan provides a seat height 460 to 480mm above finished floor level
c) Appropriate grab rails are installed on both sides of all ambulant toilet cubicles
d) Cubicle partitions
    a. Distance apart 900mm to 920mm
    b. can meet 1100 N force requirements of AS1428.1-2009 Clause 17
e) Cubicle door to be self-closing – AS1428.1:2009 Clause 15.2.9
f) Coat hook installed between 1350mm and 1500mm AFFL
g) Toilet paper dispenser is in required zone
h) Cubicle has required accessible (Braille and raised tactile) signage