



Access Assessment Report

The New Primary School in Mulgoa Rise



Project:	The New Primary School in Mulgoa Rise
Reference No:	113966B-Access-MRPS-r5
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Document Control




Revision	Date	Description
113966B-Access-MRPS-r1	30.03.2021	Preliminary Access Assessment Report
113966B-Access-MRPS-r2	22.04.2021	Access Assessment Report – Schematic Design
113966B-Access-MRPS-r3	05.08.2021	Access Assessment Report – SSDA Application
113966B-Access-MRPS-r4	11.08.2021	Access Assessment Report – SSDA Application
113966B-Access-MRPS-r5	17.08.2021	Access Assessment Report – Updated with stakeholder comments and additional EFSG requirements
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EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed new Primary School at Mulgoa Rise / Glenmore Park, against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability of the Building Code of Australia (BCA) 2019, Volume 1 Amendment 1.

Part 2 'Matters for Further Consideration' of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

Item	Description	BCA Provision
Performance Solutions Required		
1.	Building A Ground Floor & Level 1: To permit a single unisex ambulant staff toilet on each level. Building A Ground Floor: To permit a single unisex ambulant student toilet in the Sick Bay. Building B2 Ground Floor: To permit student assisted unisex ambulant toilet in the Support Unit.	F2.3 & F2.4
Further Information Required		
1.	Block B2/3: Architect to nominate accessible entry doors and pathways within buildings	D3.2
2.	Accessible doorways shall have compliant latchside clearance	D3.3
3.	Block C Stage - confirm they are tiered seating area in accordance with BCA Clause H1.4 in lieu of a stairway	D3.8

The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements.

1 BASIS OF ASSESSMENT

1.1. Location

The proposed development, the subject of this report, is for a The New Primary School in Mulgoa Rise located at 1-23 Forestwood Drive, Glenmore Park, NSW. The development is a new school precinct on a brownfield site. Proposed development includes two (2) two-storey school buildings (Building B2 & B3), two-storey Administration/Library building (Building A) and a single storey Hall (Building C) and associated civil and landscape works including car parking.

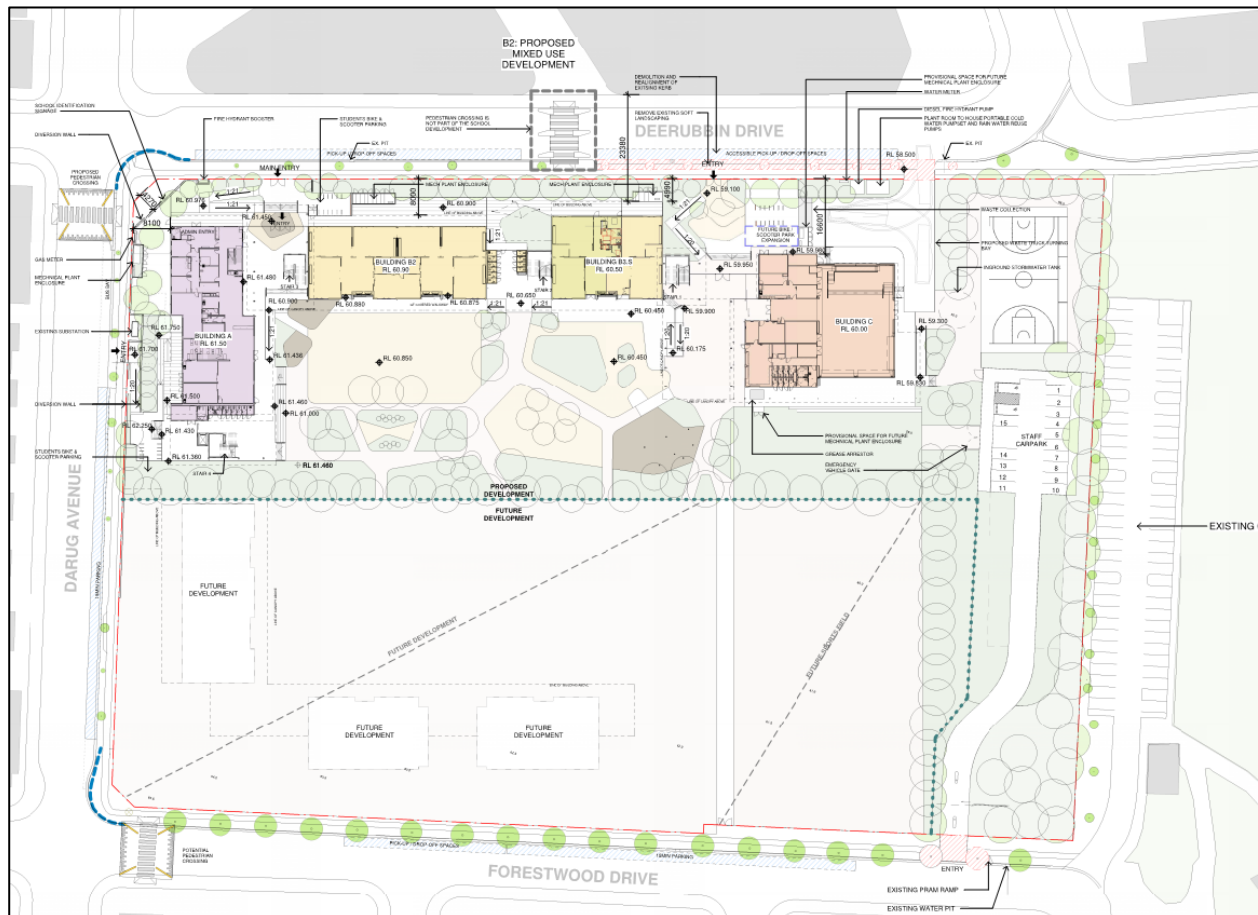


Figure 1: Source is5-0 Site Plan 20415-NBRS-DR-A-SSDA-0110 Rev 8

1.2. Purpose

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- > Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards);
- > Building Code of Australia 2019 (BCA2019) Volume 1 Amendment 1 – Part D3 and Clauses E3.6 and F2.4;
- > Applicable Australian Standards AS1428.1:2009, AS/NZS1428.4.1:2009 and AS/NZS2890.6:2009.

1.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

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

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

This report does not include, or imply compliance with:

- > The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- > BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- > Conditions of Development Consent issued by the Local Consent Authority; and
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

1.4. Federal Disability Discrimination Act (DDA)

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

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

The DDA applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BC2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

1.5. Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

1.6. Design Documentation

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

1.7. Definitions

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information.

2 KEY COMPLIANCE CONSIDERATION

2.1. General

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provides a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

2.2. Classification

Under the provisions of Parts A6 of BCA2019 and Part A4 of the Access Code, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
5	Building A – Part Ground & Level 1	Admin & Staff Areas
9b	Building A – Part Ground & Level 1 Building B2&B3	Library & School Classrooms
9b	Building C	Hall / Assembly Building
10b	School Site	Covered awnings to walkways

2.3. Dimensions and Tolerances

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

2.4. Performance Based Design – Performance Solutions

There are specific areas throughout the development where strict Deemed-to-Satisfy Premises Standards and BCA Compliance will not be achieved by the proposed design. These matters will need to be address in a detailed Performance Solution Report to be prepared for this development under separate cover:

Table 2. Performance Solutions

Item	Description of Performance Solution	DTS Provision
1.	Building A Ground Floor & Level 1: To permit a single unisex ambulant staff toilet on each level. Building A Ground Floor: To permit a single unisex ambulant student toilet in the Sick Bay. Building B2 Ground Floor: To permit student assisted unisex ambulant toilet in the Support Unit.	F2.3 & F2.4

2.5. Areas Required to be Accessible

The following areas of the building are required to be accessible:

Table 3. Areas Required to be Accessible

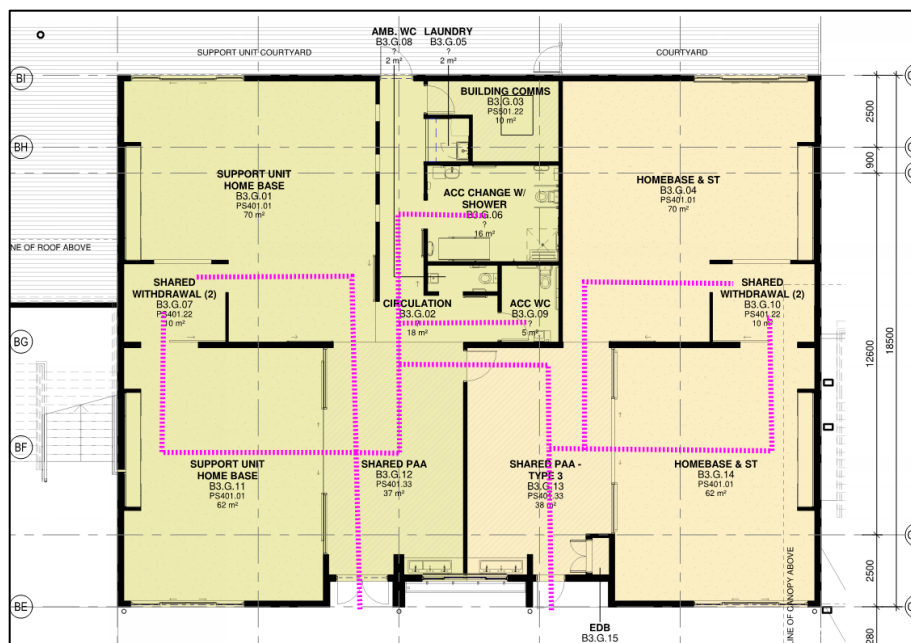
Area / Room	Description
Block A Administration	To and within all areas normally used by the occupants
Block A/B/C School buildings	To and within all areas normally used by the occupants at the school

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 and Access Code been considered where applicable in the process of developing the above table.

2.6. Design Items Requiring Attention: Detailed Design Stage

(a) Accessible entry / doorways into each Block: Design team to consider and identify the accessible entry doors into each block and the accessible doors between learning spaces within each Block.

- Block B3 Ground Floor is an example below:
- Accessway shall be provided from both Shared Practical Activities areas then via internal accessible sliding doors into each Homebase. Refer Purple lines below for accessway into all accessible rooms. Internal sliding doors require 530mm latchside clearance which is not provided in current design.
- Rear northern Homebase sliding doors are required to be accessible to access courtyard decking. External sliding doors have challenges to being accessible: must have flush thresholds and have no more than 20N opening force. To be further reviewed.
- Internal sliding doors can generally achieve no more than 20N opening force for top hung doors with the correct sliding door hardware. Although, consideration should be given to size of doors and how to achieve 20N opening force.
- Architect to nominate accessible entry doors and pathways within buildings.



Annexure A – Design Documentation

This report has been based on the following design documentation by NBRS Architecture issued for SSDA on 06/08/2021.

NBRS DRAWING LIST SSDA

DRAWING NUMBER	SHEET NAME
20415-NBRS-DR-A-SSDA-0001	COVER
20415-NBRS-DR-A-SSDA-0003	SHADOW DIAGRAMS
20415-NBRS-DR-A-SSDA-0101	SITE SURVEY
20415-NBRS-DR-A-SSDA-0102	SITE ANALYSIS
20415-NBRS-DR-A-SSDA-0110	SITE PLAN
20415-NBRS-DR-A-SSDA-0113	SITE ACCESS AND SECURITY PLAN
20415-NBRS-DR-A-SSDA-0115	SITE SECTIONS
20415-NBRS-DR-A-SSDA-0999	CAR PARK PLAN
20415-NBRS-DR-A-SSDA-1000	OVERALL GROUND FLOOR PLAN
20415-NBRS-DR-A-SSDA-1001	OVERALL L1 PLAN
20415-NBRS-DR-A-SSDA-1002	OVERALL ROOF PLAN
20415-NBRS-DR-A-SSDA-1011	BLOCK A - GF PLAN
20415-NBRS-DR-A-SSDA-1012	BLOCK B3 - GF PLAN
20415-NBRS-DR-A-SSDA-1013	BLOCK B2 - GF PLAN
20415-NBRS-DR-A-SSDA-1014	BLOCK C - GF PLAN
20415-NBRS-DR-A-SSDA-1021	BLOCK A - LEVEL 1 PLAN
20415-NBRS-DR-A-SSDA-1022	BLOCK B3 - LEVEL 1 PLAN
20415-NBRS-DR-A-SSDA-1023	BLOCK B2 - LEVEL 1 PLAN
20415-NBRS-DR-A-SSDA-3010	SITE ELEVATIONS
20415-NBRS-DR-A-SSDA-3011	BUILDING A - ELEVATIONS
20415-NBRS-DR-A-SSDA-3012	BUILDING B3 - ELEVATIONS
20415-NBRS-DR-A-SSDA-3013	BUILDING B2 - ELEVATIONS
20415-NBRS-DR-A-SSDA-3014	BUILDING C - ELEVATIONS
20415-NBRS-DR-A-SSDA-4001	BUILDING A - SECTIONS
20415-NBRS-DR-A-SSDA-4002	BUILDING - SECTIONS
20415-NBRS-DR-A-SSDA-4003	BUILDING - DETAIL SECTIONS
20415-NBRS-DR-A-SSDA-7001	3D IMAGE 1
20415-NBRS-DR-A-SSDA-7002	3D IMAGE 2
20415-NBRS-DR-A-SSDA-7003	3D IMAGE 3
20415-NBRS-DR-A-SSDA-7004	3D IMAGE 4
20415-NBRS-DR-A-SSDA-7010	SIGNAGE
20415-NBRS-DR-A-SSDA-8001	EXTERNAL FINISHES

Annexure B - Premises Standards & BCA Assessment

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure D	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure C of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

Building Code of Australia 2019 Assessment Summary (BCA2019) / Premises Standards (Access Code)

Table 4. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
Section D: Access and Egress			
Part D3 – Access for People with a Disability			
D3.0: Deemed-to-Satisfy Provisions	Informational		Noted
D3.1: General Building Access Requirements	<p>An accessway complying with AS1428.1 is required to the following:</p> <p>Class 5 – To and within all areas normally used by the occupants.</p> <p>Class 9b – To and within all areas normally used by the occupants.</p>		CRA Refer Annexure D
D3.2: Access to Buildings	<p>(a) An accessway must be provided to a building required to accessible –</p> <p>(i) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(ii) from another accessible building connected by a pedestrian link; and</p> <p>(iii) from any required accessible carparking space on the allotment.</p> <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <p>(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p>	<p>Two accessways with 1:20 walkways are provided from Deerubbin Drive – main entry to Block A Student Entry and entry between Block B3&C.</p> <p>Accessway with 1:20 walkways is provided from Darug Avenue to the Secondary Entrance at southern side of Block A.</p> <p>Accessway will be provided between all school buildings in accordance with AS 1428.1:2009. This is generally achieved with 1:20 walkways at Ground Level and a single 1:14 ramp at Level 1 between Block A&B2.</p> <p>Accessway is provided from staff accessible parking space (from Staff carpark) to the school in accordance with AS 1428.1:2009.</p> <p>Block B2&B3: Access is to be assessed and determined by design team /client on whether access into Homebase</p>	FI

Section D: Access and Egress

- | | | | |
|--|--|---|--|
| | <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (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)— <ul style="list-style-type: none"> (i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— <ul style="list-style-type: none"> (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. | <p>rooms is via external or internal sliding doors, or both? Refer to Part 2.6 of Report for further information. To be addressed at detailed design stage.</p> <p>Building A: Accessible doorways shall be provided from Special Programs Rooms to the Outdoor Learning Area.</p> <p>Building B2&B3: Accessible sliding doorways shall be provided from Homebases to the Outdoor Learning Areas.</p> | |
|--|--|---|--|

Section D: Access and Egress			
D3.3: Parts of Buildings to be Accessible	<ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1-2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. <p>Note: The Access to Premises Standards to not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</p>	<ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1-2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. <p>Block A GF Special Programs Room x 2 and Special Programs Store: Internal Sliding door to each room shall be provided with 530mm latchside clearance.</p> <p>Block A L1: Staff meeting room - Internal Sliding door shall be provided with 530mm latchside clearance.</p> <p>Block B2 GF & L1 Rear Homebases: The sliding doors from Shared Practical area into each Homebase shall be provided with 530 latchside clearance.</p> <p>Block B2 GF Shared Withdrawal x 2: The sliding doors from Shared Practical area into each room shall be provided with 530 latchside clearance.</p> <p>Block B3 GF & L1 Rear Homebases: The sliding doors from Shared Practical area into each Homebase shall be provided with 530 latchside clearance.</p> <p>Level 1: 1:14 ramp between Building A & Building B2 shall comply with EFSG & AS 1428.2 with maximum 6m between landings. Note: if to remain as a length greater than 6m it must be approved as a departure from EFSG</p>	FI
D3.4: Exemptions	<p>Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)</p>	<p>The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:</p> <ul style="list-style-type: none"> > Block A L1 Cleaners room. > Block B2 GF Laundry > Block C General Store, Cleaners room, Garden Store room. > All Buildings: Plant Rooms, Service Cupboards, 	Noted

Section D: Access and Egress			
D3.5: Accessible Car Parking	<p>Accessible carparking spaces to be in compliance with this Clause, AS/NZS2890.6 and AS1428.1 in the proportion required by BCA2019.</p> <p>Accessible carparking spaces compliant with AS/NZS2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation and accessible signage to comply with AS/NZS2890.6.</p>	<p>Staff Carpark requires 1 x accessible parking space. Two are provided.</p>	<p>CRA Refer Annexure D</p>
D3.6: Signage	<p>> Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:</p> <ul style="list-style-type: none"> ○ sanitary facility; and ○ any space with a hearing augmentation system; and ○ identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) <p>> 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 –</p> <ul style="list-style-type: none"> > the type of hearing augmentation; and > the area covered within the room; and > if receivers are being used and where the receivers can be obtained. 	<p>To be reviewed at detailed design phase.</p>	<p>CRA Refer Annexure D</p>

Section D: Access and Egress			
	<ul style="list-style-type: none"> > Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and > Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility. > 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; > Where a bank of 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 facility. 		
D3.7: Hearing Augmentation	<p>(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <ul style="list-style-type: none"> (i) in a room in a Class 9b building; or (ii) in an auditorium, conference room, meeting room or room for judicatory purposes; <p>or</p> <ul style="list-style-type: none"> (iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. <p>(b) If a hearing augmentation system required by (a) is—</p> <ul style="list-style-type: none"> (i) an induction loop, it must be provided to not less than 80% of the floor area of the room or 	<p>To be reviewed at detailed design phase. Compliance with EFSG requirements will likely cover DTS compliance with D3.7. HA Designer to confirm.</p> <p>Confirm design of Hearing Augmentation system in accordance with EFSG DG 65.14 which requires the following:</p> <ul style="list-style-type: none"> • Hearing Augmentation system for students and people to hear music and speech within the following areas: • Hall, Library, public reception, one interview room in Administration and any other areas which have a sound amplification system. • Induction Loop system for adults/teachers • Bluetooth frequency modulated soundfield system for Students 	FI

Section D: Access and Egress

- 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,
 - (e) other than a public address system used for emergency warning purposes only.

Section D: Access and Egress			
D3.8: Tactile Indicators	<p>(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—</p> <ul style="list-style-type: none"> (i) 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— <ul style="list-style-type: none"> (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, <p>except for areas exempted by D3.4. (b)</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS/NZS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps.</p>	<p>School site to be reviewed at detailed design phase.</p> <p>Block C Stage: The wide steps at front of stage – confirm they are tiered seating area in accordance with BCA Clause H1.4 in lieu of a stairway, therefore the seating area would not require TGSIs across the full width of seating area as it is not a designated stairway - to be reviewed at detailed design phase.</p>	FI
D3.11: Ramps	<p>On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must no overlap a landing for another step ramp or ramp.</p>	<p>Accessway from car park to school –this require multiple ramps however it will be less than 3.6m vertical rise.</p>	Complies

Section D: Access and Egress			
D3.12: Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	To be reviewed at detailed design phase.	CRA Refer Annexure D
Specification D3.6 – Braille and Tactile Signs			
1. Scope	Informational		Noted
2. Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	To be reviewed at detailed design phase.	CRA Refer Annexure D
3. Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	To be reviewed at detailed design phase.	CRA Refer Annexure D
4. Luminance-contrast	All accessible signage to comply with this clause and AS1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and braille. Luminance contrast to be measured on the location once installed.	To be reviewed at detailed design phase.	CRA Refer Annexure D
5. Lighting	Braille and tactile signs to be appropriate illuminated, in compliance with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	To be reviewed at detailed design phase.	CRA Refer Annexure D
6. Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	To be reviewed at detailed design phase.	CRA Refer Annexure D

Section E: Services and Equipment

Part E3 – Lift Installations

E3.0: Deemed-to-Satisfy Provisions	Informational		Noted
E3.6: Passenger Lifts	<p>The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows:</p> <ul style="list-style-type: none"> > Handrail complying with the provisions for a mandatory handrail in AS 1735.12. > Lift floor dimensions not less than 1100 mm wide by 1400 mm deep (lifts that travel not more than 12m) > Minimum clear door opening complying with AS 1735.12. > Passenger protection system complying with AS1735.12. > Lift car and landing control buttons complying with AS 1735.12. > Lighting in accordance with AS 1735.12. (a) Automatic audible information within the lift car to identify the level each time the car stops; and (b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz. > Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. 	Lift contractor to certify compliance	CRA Refer Annexure D

Section F: Healthy and Amenity

Part F2 – Sanitary and Other Facilities

F2.0: Deemed-to-Satisfy Provisions	Informational		Noted
F2.4: Accessible Sanitary Facilities (including Table F2.4)	<p>In a building required to be accessible—</p> <ul style="list-style-type: none"> (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and (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 	<p>Ground Floor Student Sanitary Facilities: There are three banks of toilets – Block A, Block B3 & Block C. Under the 50% rule two of the banks require one unisex accessible facility with Male and Female ambulant toilet at the same bank. Block A & C banks will comply.</p> <p>Level 1 Student Sanitary Facilities: There are two banks of toilets – Block A and Block B3. Both banks have one unisex accessible facility with Male and Female ambulant toilet at the same bank.</p> <p>Ground Floor Building B2 Support Unit: Due to the special needs of students in the Support Unit there are separate internal facilities dedicated for them. As such, these are considered a stand-alone bank of facilities which has its own unisex accessible facility, and some student assisted unisex toilets for specific needs and require staff assistance.</p> <p>Building B3 Ground Floor: To permit student assisted unisex ambulant toilet in the Support Unit.</p> <p>Block A Administration GF: The unisex accessible sanitary facility in entry area is designated for staff, with public use available if necessary. Main staff sanitary facilities on Level 1 have a unisex accessible facility.</p> <p>Block A Administration GF: To permit the single staff ambulant toilet to be unisex facility.</p> <p>Block A Administration GF: To permit the student ambulant toilet in the Sick Bay to be unisex facility.</p> <p>Block A Administration L1: To permit the single staff ambulant toilet to be unisex facility.</p>	<p>PS Refer Part 2.4 Report</p>

Section F: Healthy and Amenity

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| | <p>(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</p> <p>(i) 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.</p> | | |
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Annexure C - AS 1428.1-2009 General Requirements for Access

Table 5. General Requirements Table

Clause	Clause Requirements	Comment	Status
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To be reviewed and updated within detailed design phase.

Annexure D - Compliance Specification

Design Certification

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

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS/NZS1428.4.1:2009 and AS1428.1-2009.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All accessible doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. Handrails will comply with Clause 12 of AS1428.1-2009.
10. Grabrails will comply with Clause 17 of AS1428.1-2009.
11. Accessible car spaces: Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS/NZS2890.6:2009. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS/NZS2890.6-2009.
12. Switches and power points will comply with Clause 14 of AS1428.1-2009.
13. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference between surfaces shall not exceed 3mm.
14. Braille and tactile signage will comply with BCA2019 Clause D3.6. Signage will comply with Clause 8 of AS1428.1-2009.
15. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.
16. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
17. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.