



DESIGN CONFIDENCE

Billard Leece Partnership (BLP)

Access Design Assessment Report

Stage 1 - Warnervale Primary School

CONTENTS

1.0 INTRODUCTION	4
1.1 General	4
1.2 Purpose of Report	4
1.3 Documentation Provided for Assessment	4
1.4 Report Exclusions	4
2.0 DEVELOPMENT DESCRIPTION	5
2.1 General	5
2.2 Building Description	5
2.3 BCA Assessment – Interpretation Notes	5
3.0 BCA ACCESS DESIGN ASSESSMENT SUMMARY	7
3.1 General	7
3.2 Part D3 – Access for People with Disabilities	7
3.3 Part E3 – Lift Installations	7
3.4 Part F2 – Sanitary and Other Facilities	7
4.0 BCA DETAILED ASSESSMENT	8
4.1 General	8
4.2 Part D3 – Access for People with Disabilities	8
4.3 Part E3 – Lift Installations	18
4.4 Part F2 – Accessible sanitary and other facilities	19
5.0 CONCLUSION	21
5.1 General	21
APPENDIX 1	22

Project: Stage 1 - Warnervale Primary School
 Document Type: Access Design Assessment Report
 Report Number: P218_016-3 (ACCESS) NH

The following report register documents the development and issue of this and each subsequent report(s) undertaken by Design Confidence (Sydney) Pty Ltd.

The technical and intellectual content contained herein remain the property of Design Confidence (Sydney) Pty Ltd and have been prepared and may only be used for the development / buildings being the subject of this report.

Revision History—

OUR REFERENCE	REMARKS	ISSUE DATE
P218_016-1 (ACCESS) HM	Draft report prepared to suit Schematic Design documentation	02 May 2019
P218_016-2 (ACCESS) HM	Final report prepared to suit revised architectural documentation.	04 June 2019
P218_016-3 (ACCESS) NH	Report updated for SSDA Issue	03 August 2019

1.0 INTRODUCTION

1.1 General

This report has been prepared at the request of Billard Leece Partnership and relates to Stage 1 of the New Warnervale Primary School, located at 75 Warnervale Road, Wavernvale, NSW, 2259.

1.2 Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the *accessibility provisions* of the Building Code of Australia 2019 (hereinafter referred to as the BCA), as are principally contained within Parts D3, E3.6 & F2.4.

This report is based upon, and limited to, the 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 the architectural documentation prepared by Billard Leece Partnership and listed within **Appendix 1**.

1.4 Report Exclusions

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.

2.0 DEVELOPMENT DESCRIPTION

2.1 General

In accordance with the BCA, the assessment undertaken relates to Stage 1 of the proposed Warnervale Primary School comprising (but not limited to) the following -

- New Core 35 Hall
- New Core 21 Administration & Staff Building
- New Core 21 OOSH
- New Core 21 Canteen
- New Core 21 Library
- New Core 21 (2x) Special Programs
- New Teaching Spaces 20 (Includes 2 Special Education Teaching Spaces)
- New Core 21 Student Amenities
- New Core 21 COLA
- Considerations for Future Expansion
- Staff Carpark 21 Spaces
- Visitor 5 Spaces
- Accessible 2 Spaces
- Related Road Works & Drop off/pick up Zone
- New Games Court

2.2 Building Description

Table 2 – Building Characteristics

DESCRIPTION OR REQUIREMENT		
Building Classification	Class 9b	
Rise in Storeys	Core 21 Admin & Staff	One (1)
	Core 35 Hall & OSHC / Core 21 Canteen	One (1)
	Special Ed / Teaching Spaces	Two (2)
	Special Program	Two (2)
Construction Type	Core 21 Admin & Staff	Type C
	Core 35 Hall & OSHC / Core 21 Canteen	Type C
	Special Ed / Teaching Spaces	Type B
	Special Program	Type B
Effective height	<12m (all buildings)	
Floor area & volume limitations	Unknown	

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 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—
- Storage room/s;
 - Plant and equipment room/s.
- (ii) The school has not been treated as being provided with fixed seating;
- (iii) The pedestrian entrances to the school have been assessed as being located as per the figure below.

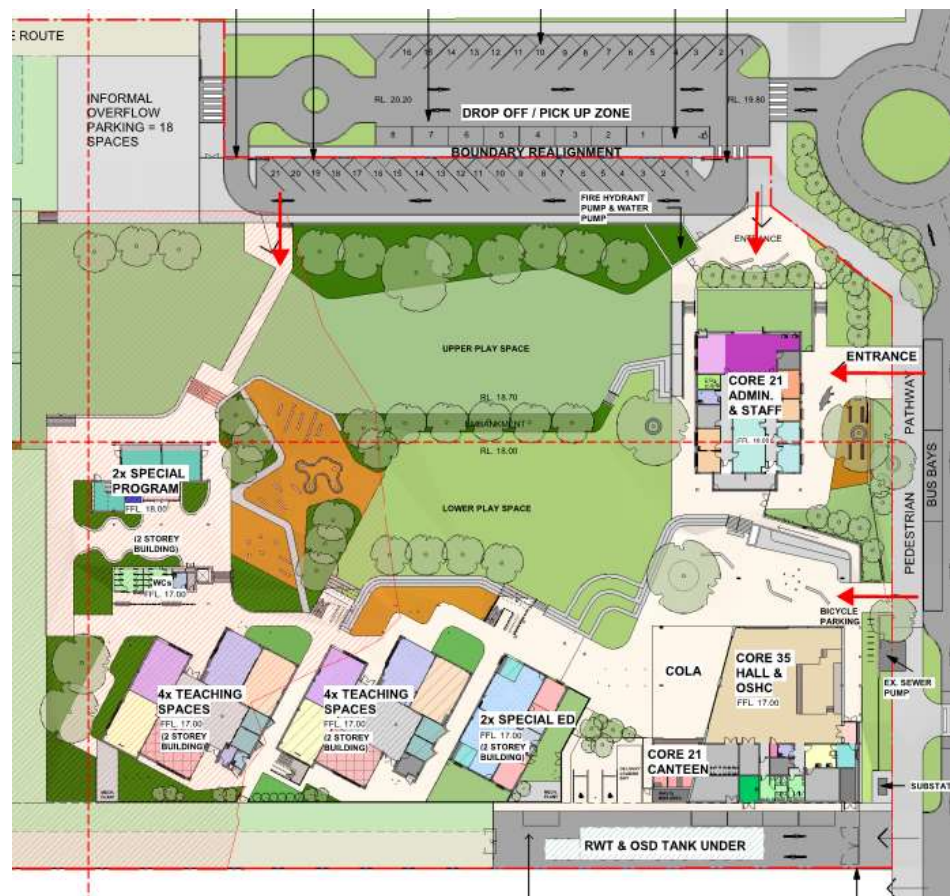


Figure 1 – Site plan

3.0 BCA ACCESS DESIGN ASSESSMENT SUMMARY

3.1 General

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

It should be recognised that in the following table instances exist where *prescriptive non-compliance* 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 **Section 4.0** of this report.

3.2 Part D3 – 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					✓
D3.6	Signage					✓
D3.7	Hearing augmentation					✓
D3.8	Tactile indicators					✓
D3.9	Wheelchair seating spaces in Class 9b assembly buildings				N/A	
D3.10	Swimming pools				N/A	
D3.11	Ramps					✓
D3.12	Glazing on an accessway					✓

3.3 Part E3 – Lift Installations

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

3.4 Part F2 – Sanitary and Other Facilities

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

4.0 BCA DETAILED ASSESSMENT

4.1 General

With reference to the Assessment Summary contained within **Section 3.0** of this report the following detailed analysis and commentary is provided.

This commentary is formulated to enable the design documentation to be further progressed and for the purpose of evidencing the attainment of compliance with the relevant *accessibility provisions* of the BCA.

Access is required to and throughout the building to the extent nominated within the BCA and as identified below.

4.2 Part D3 – Access for People with Disabilities

D3.1 General building access requirements

Access within Class 9b school buildings is required to and within all areas normally used by the occupants (excluding those areas identified within **Section 2.3** above).

D3.2 Access to buildings

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

- (i) An accessway complying with AS1428.1-2009 will be required from the main points of pedestrian entry at the allotment boundary;
- (ii) An accessway complying with AS1428.1-2009 will be required from another accessible building connected by a pedestrian link;
- (iii) An accessway complying with AS1428.1-2009 will be required from any required accessible car parking space on the allotment;
- (iv) 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; and
- (v) Where a building has a total floor area of more than 500m², the pedestrian entrance which is not accessible may not be located more than 50m from an accessible entry.

Doorways / doors / gates

- (i) All doors and gates on the continuous accessible path to have a minimum 850mm clear width and appropriate hinge and latch side clearance compliant with AS1428.1-2009 (see **Figure 10** below)—

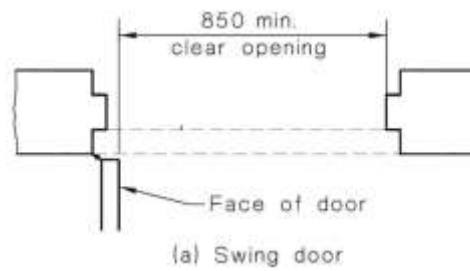


Figure 01 – Door clear opening width

- (ii) Doors to be located on level landing areas with maximum 1:40 grade fall over a 1450mm depth clearance;
- (iii) Doors to have minimum 1450mm clearances between open door swings within airlocks/vestibules and other similarly enclosed spaces;
- (iv) 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;
- (v) 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.
- (vi) The minimum width of the area of luminance contrast shall be 50mm; and
- (vii) Provide compliant door hardware located at a suitable location in accordance with AS1428.1-2009.

Floor or ground surfaces

- (i) 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;
- (ii) 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.
- (iii) Grates within an accessible path of travel—
 - Circular openings shall be not greater than 13 mm in diameter;

D3.2 Access to buildings

- 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

- (i) With a maximum gradient of 1:20 shall have landings at maximum 15m intervals;
- (ii) With a maximum gradient of 1:33 shall have landings at maximum 25 m intervals; and
- (iii) 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

- (i) 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);
- (ii) Shall provide top, bottom and mid-landings, suitable for wheelchair turning in accordance with clause 10.8 of AS1428.1-2009;
- (iii) The ramp shall be provided with a handrail on each side complying with clause 12 of AS1428.1-2009;
- (iv) Handrails shall extend a minimum of 300mm horizontally past the transition point at the top and bottom of the ramp; and
- (v) 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—

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

D3.2 Access to buildings

Stairways

- (i) 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;
- (ii) Any riser contained within a stairway must be opaque;
- (iii) Riser to have a maximum vertical splay of 25mm from the nosing;
- (iv) 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.
- (v) 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;
- (vi) The contrast strip may be set back a maximum of 15mm from the front of the nosing; and
- (vii) Stairways, other than fire-isolated stairways, must comply with clause 11 and 12 of AS1428.1-2009.

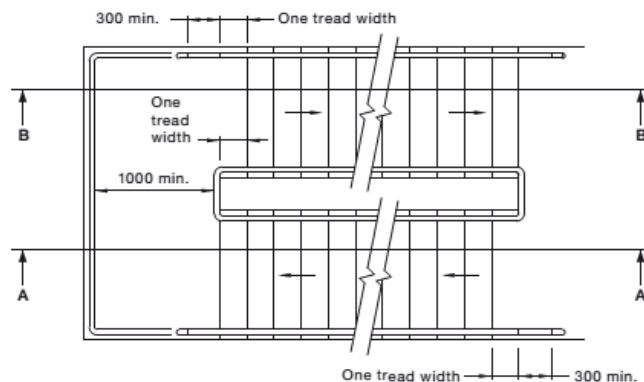


Figure 02 – Offset tread within stairs

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

D3.3 Parts of buildings to be accessible

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

Paths of travel

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

D3.3 Parts of buildings to be accessible

- (iii) 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;
- (iv) 90° turns on the continuous accessible path of travel to have minimum circulation space of 1500 x 1500mm (inside corner may be splayed); and
- (v) 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, refer to AS1428.1-2009 Figure 4.

Doorways / doors

- (i) All doors to have a minimum 850mm clear width and appropriate hinge and latch side clearance compliant with AS1428.1-2009 (see **Figure 01** above in section D3.2);
- (ii) Doors to be located on level landing areas with maximum 1:40 grade fall over a 1450mm depth clearance;
- (iii) Doors to have minimum 1450mm clearances between open door swings within airlocks/vestibules and other similarly enclosed spaces;
- (iv) 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;
- (v) 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.
- (vi) The minimum width of the area of luminance contrast shall be 50mm; and
- (vii) Provide compliant door hardware located at a suitable location in accordance with AS1428.1-2009.

Floor or ground surfaces

- (i) 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;
- (ii) 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

D3.3

Parts of buildings to be accessible

- 0 ±5mm change in level provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping.
- (iii) 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.
- (iv) 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.
- (v) 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.

Threshold ramps

Threshold ramps at doorways shall—

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

Stairways

- (i) 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

D3.3 Parts of buildings to be accessible

- (ii) Any riser contained within a stairway must be opaque;
- (iii) Riser to have a maximum vertical splay of 25mm from the nosing;
- (iv) Stair nosing profiles shall:
 - (i) be chamfered up to 5 mm × 5 mm; or
 - (ii) have a sharp intersection; or
 - (iii) be rounded up to 5 mm radius.
- (v) 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;
- (vi) The contrast strip may be set back a maximum of 15mm from the front of the nosing;
- (vii) Stairways must comply with Clause 11 and 12 of AS1428.1-2009. This may require an offset tread (see Figure 09 above).

Controls, Switches and GPOs

- (i) 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;
- (ii) 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;
- (iii) All light switches 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;
- (iv) All general purpose outlets within accessible sanitary facilities shall be located not less than 600mm and not more than 1100mm above the FFL and at least 500mm from internal corners;
- (v) Rocker action and toggle light switches in accessible sanitary compartments shall have a minimum dimension of 30mm x 30 mm; and
- (vi) All push pad switches shall have a minimum diameter of 25mm.

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

D3.5 Accessible carparking

It has been identified that two accessible car parking spaces are proposed to be provided onsite, to satisfy the requirements of Table D3.5.

D3.5 Accessible carparking

Accessible carparking spaces and associated shared areas are required to be provided with dimensions and features in accordance with AS/NZS 2890.6:2009.

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

- (i) Accessible car spaces and associated shared zone to have a minimum vertical clearance no less than 2500mm. The vertical clearance leading to the accessible car spaces may not be less than 2200mm;
- (ii) An angle parking space shall ensure the dedicated space and shared area on one side of the dedicated space is 2400mm wide by 5400mm long.
- (iii) The dedicated space shall be outlined with yellow unbroken lines 80mm-100mm wide on all sides and 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;
- (iv) 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; and
- (v) A bollard shall be located at the front of the shared area, centred on the area and 800mm ± 50mm from the front of the area.

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

D3.6 Signage

Clear and legible Braille and tactile signage complying with Specification D3.6 of the BCA and incorporating the international symbol of access or deafness, in accordance with AS1428.1-2009 and located between 1200-1600mm from the floor must identify—

- (i) Each accessible unisex sanitary facility identifying if the facility is for left- or right-handed use;
- (ii) Each ambulant accessible sanitary facility;
- (iii) Directional signage at sanitary facilities not provided with an accessible sanitary facility to indicate the location of the nearest accessible sanitary facility;
- (iv) Each door in the building required by BCA Provision E4.5 is to be provided with an exit sign stating 'Exit' and 'Level' and either the floor level number (or floor level descriptor); and
- (v) Areas with a hearing augmentation system.

D3.6 Signage

Signage detail and location is required during design progression to enable a thorough compliance assessment by this office.

D3.7 Hearing augmentation

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

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

- A 9b building;
- A conference room or meeting room; or
- At a reception area or the like.

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—

- (i) An induction loop provided to not less than 80% of the floor area of the room/space served by the inbuilt amplification system; or
- (ii) 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.
- (iii) 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.

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

D3.8 Tactile indicators

Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1-2009 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);
- (ii) Escalators/moving walks;
- (iii) A ramp;
- (iv) An overhead obstruction (other than a doorway) less than 2m above floor level in the absence of a suitable barrier; and
- (v) An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.

D3.8 Tactile indicators

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

- (i) For the full width of the path of travel;
- (ii) Perpendicular to the direction of travel when approaching the hazard;
- (iii) Set back 300 ±10mm from the edge of the hazard (except at railways and wharves);
- (iv) 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);
- (v) 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);
- (vi) 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 and ramps—

- (i) Where a landing is 3000mm or more to the nosing edge the warning indicators should be over a distance of 600-800mm;
- (ii) Where a landing is less than 3000mm to the nearest nosing edge, indicators shall be over a distance of 300-400mm;
- (iii) 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.

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

D3.9 Wheelchair seating spaces in Class 9b assembly buildings

Not applicable to the scope of this project – no areas with fixed seating have been identified within the subject development.

D3.10 Swimming pools

Not applicable to the scope of the project.

D3.11 Ramps

See **section D3.3** above.

D3.12 Glazing on an accessway

Detailed drawings such as door schedule shall indicate the provision of visual indicators on glazing in accordance with Clause 6.6 of AS1428.1-2009.

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—

- (i) 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; and
- (ii) 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.

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

4.3 Part E3 – Lift Installations

E3.6 Passenger lifts

Every passenger lift provided must comply with the following the internal dimensions and locations of fixtures and fittings as specified by AS1735.12-1999—

- (i) Passenger lifts to be an approved type in accordance with BCA Clause E3.6;
- (ii) Passenger lifts travelling less than 12m requires minimum internal dimensions of 1100mm wide x 1400mm deep;
- (iii) Not rely on a constant pressure device for its operation if the lift car is fully enclosed;
- (iv) Small-sized, low-speed automatic lifts shall not travel more than 12m;
- (v) All lifts (except a stairway platform lift and a low-rise platform lift) shall 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);
- (vi) All lifts (except a stairway platform lift) shall have minimum clear width of car door openings of 900mm in accordance with Section 2 of AS1735.12-1999;
- (vii) All lifts with a power-operated door shall have a passenger protection system in accordance with Clause 4.2 of AS1735.12-1999;
- (viii) Have lift call buttons at landings in accordance with Section 7 of AS1735.12-1999 (i.e. located between 900mm and 1200mm

E3.6	<p><u>Passenger lifts</u></p> <p>above the floor and not less than 500mm from any corner or obstruction);</p> <ul style="list-style-type: none"> (ix) 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; (x) Have lighting to the lift car in accordance with Section 10 of AS1735.12-1999 (i.e. compliant with AS/NZS1680.0-2009); (xi) 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. <p>Detail should be provided within future design progression for compliance assessment and comment by this office.</p>
------	---

4.4 Part F2 – Accessible sanitary and other facilities

F2.4	<p><u>Sanitary Facilities</u></p> <p><u>Accessible Sanitary Facilities</u></p> <p>All accessible sanitary compartments proposed are capable of achieving compliance with the required circulation space requirements contained within Clause 15 of AS1428.1-2009.</p> <p>Where BCA Table F2.3 requires closet pans then an accessible unisex sanitary compartment needs to be provided—</p> <ul style="list-style-type: none"> (i) Provide one (1) accessible unisex sanitary compartment at each bank of male / female toilets on each storey; (ii) 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; (iii) Where there are two (2) or more accessible unisex sanitary facilities provided, ensure a balance of left and right handed facilities; and (iv) Class 9b theatres and sporting venues must be provided with one (1) shower for each 10 participants or part thereof; (v) The internal dimensions and locations of fixtures and fittings shall comply with Clause 15 of AS1428.1-2009. <p><u>Ambulant Sanitary Facilities</u></p> <p>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.</p> <p>The internal dimensions and locations of fixtures and fittings shall comply with Clause 16 of AS1428.1-2009—</p>
------	--

F2.4 Sanitary Facilities

- (i) Circulation space shall be provided in accordance with AS1428.1-2009;
- (ii) Grabrails should be installed in accordance with Clause 17 of AS1428.1-2009;
- (iii) Doors to ambulant sanitary facilities shall have openings with a minimum clear opening width of 700mm;
- (iv) 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; and
- (v) A coat hook shall be provided within the sanitary compartment at a height between 1350 to 1500mm from FFL.

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

5.0 CONCLUSION

5.1 General

Our strategy for ensuring compliance will be refined and documented over the coming months in conjunction with the continual development of the architectural documentation, as required.

Notwithstanding the above, based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant *accessibility provisions* of the Building Code of Australia 2019, as are principally contained within Parts D3, E3.6 & F2.4.

We trust that the above information is sufficient for the consent authority in assessing the merit of the architectural design from a planning perspective.

Report By

Verified By



Nicolas Hurtado
Senior Associate
For Design Confidence (Sydney) Pty Ltd



Luke Sheehy
Principal
For Design Confidence (Sydney) Pty Ltd

APPENDIX 1

This accessibility assessment was based upon the architectural documentation prepared by Billard Leece Partnership, namely—

DRAWING NUMBER	DESCRIPTION	REVISION	DATE
AA03-0001	SITE CONTEXT – PROPOSED LOWER GROUND	E	01.08.2019

Design Confidence (Sydney) Pty Limited

Shop 2, 35 Buckingham Street, Surry Hills NSW 2010
ABN: 72 896 582 485

T: (02) 8399 3707
E: sydney@designconfidence.com
W: www.designconfidence.com

This document is and shall remain the property of Design Confidence. The technical and intellectual content contained herein may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission.

Unauthorised use of this document in any form whatsoever is prohibited.