



To: Catholic Education
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Report: Access Assessment Report
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DOCUMENT CONTROL




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INTRODUCTION

Overview

This Access Report has been prepared by BCA Logic Pty Ltd on behalf of the Catholic Education Diocese of Parramatta c/TSA Management Pty Ltd (the Applicant).

It accompanies an Environmental Impact Statement (EIS) in support of State Significant Development Application (SSD 18_9772) for the new Santa Sophia Catholic College on the corner of Fontana Drive and the future road 'B', between Red Gables Road and Fontana Drive, in Box Hill North (the site).

The new school will cater for approximately 1,920 primary and secondary school students, inclusive of a 60 student Catholic Early Learning Centre. The school will have 130 full-time equivalent staff.

The proposal seeks consent for approximately 15,000sqm of floor space across a part five and part six storey building. The building will present as three main hubs connected by terraced courtyards and garden spaces.

The school will include:

Catholic Early learning centre for 60 students;

General Learning Spaces for years Kindergarten to 12;

Community Hub – knowledge centre and cafe;

Creative Hub – art and applied science;

Performance Hub – multipurpose hall and music, dance and drama spaces;

Professional Hub – administrative space;

Research Hub – science and fitness;

Associated site landscaping and open space including a fence and sporting facilities;

Bus drop off from Fontana Drive;

Pick-up and drop-off zone from future road 'B';

Pedestrian access points from Red Gables Road north, Fontana Drive and future road 'B';

Staff parking for 110 vehicles provided off site in an adjacent location;

Short term parking for pick up and drop off for Catholic Early Learning Centre from Red Gables Road; and

Digital and non-digital signage to the school.

The purpose of this BCA & Access Report is to assess the current design proposal against the Deemed-to-Satisfy Provisions of BCA 2019, and to clearly outline those areas (if any) where compliance is not achieved, where areas may warrant redesign to achieve strict BCA compliance or where areas may be able to be assessed against the relevant performance criteria of BCA 2019. Such assessment against relevant performance criteria will need to be addressed by means of a separate Performance Based Fire Safety Engineered Assessment Report to be prepared under separate cover.

The architectural design documentation as referred to in this report has been assessed against the applicable provision of the Building Code of Australia, (BCA) and it is considered that such documentation complies or is capable of complying (as outlined in Annexure B) with that Code.

Response to SEARs

The Access Report is required by the Secretary's Environmental Assessment Requirements (SEARs) for SSD 18_9772. This table identifies the relevant SEARs requirement/s and corresponding reference/s within this report.

Table 1 – SEARs and Relevant Reference

SEARs Item	Report Reference
The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: <ul style="list-style-type: none">• Accessibility Report	Access Report by BCA Logic 110181-Access-r2

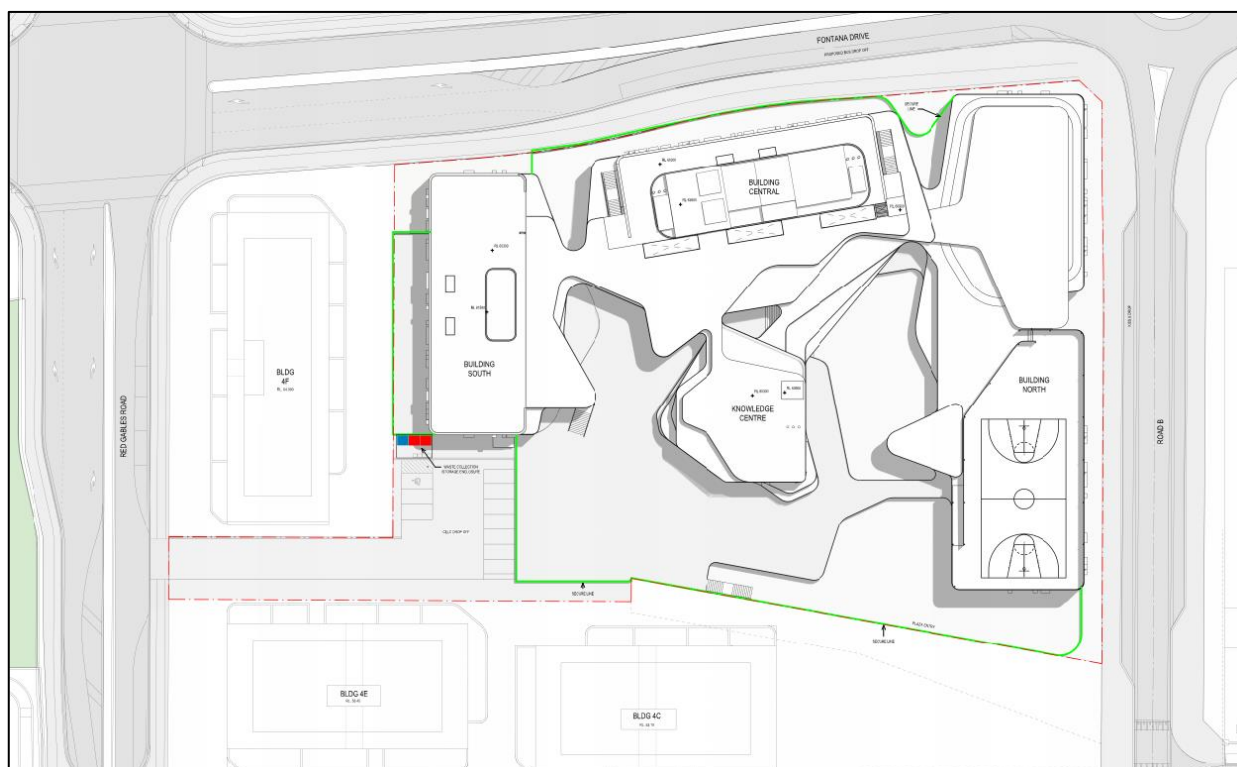
1 BASIS OF ASSESSMENT

1.1 Location

The building development, the subject of this report, is located at a new development area known as The Gables Town Centre. The site will be bounded by Fontana Drive to the west and a public road to the north. The eastern and southern allotment boundary will be shared with residential development with a portion shared with access from Red Gables Road to a private road and parking at Level 01 to serve the Child Care Centre.

The project development consists of:

- Level 00: Class 9b school and multi-purpose hall and Class 5 office administration with access to site from Fontana Road to the west and public road to the north.
- Level 01: Class 9b school and child care centre and Class 5 staff facilities with access to site from Fontana Road to the south-west and child care parking to the east.
- Level 02 – Level 05: Class 9b school



Site Map: Fontana Road to the west, public road to the north and childcare parking to the south which is accessed from Red Gables Road.

1.2 Purpose

The purpose of this report is to assess the proposed / existing building against the following Deemed-to-Satisfy provisions of the Building Code of Australia 2019 (BCA2019) to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

- Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards);
- Building Code of Australia 2019 (BCA2019) – Part D3 and Clauses E3.6 and F2.4;
- Australian Standards AS 1428.1:2009, AS 1428.4.1:2009, AS/NZS 2890.6:2009 and AS 1428.2:1992 as applicable.

1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the provisions of the BCA2019 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 Standards 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, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, 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 Access provisions of BCA2019.

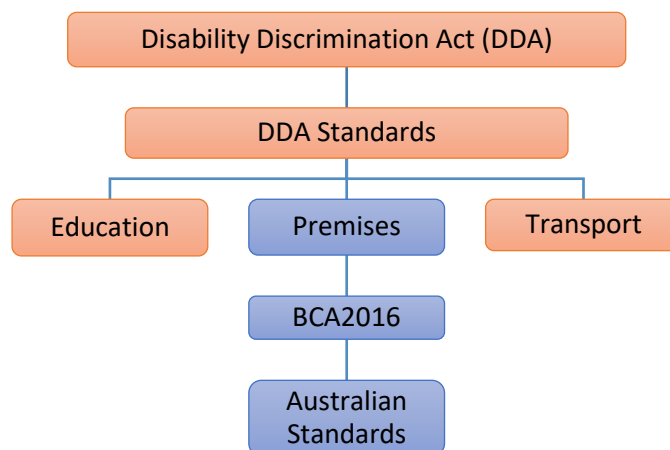
1.4 Federal Disability Discrimination Act (DDA)

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 BCA2019 is 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.

The graph below indicates the current relationship of the BCA2019 to the DDA.



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. They do not apply to existing buildings that are not undergoing upgrade. They will 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. The Premises Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

As a new Class 5 & 9 building is included within this development, the Premises Standards will apply to this building. However, with the requirements of the Premises Standards mirroring the requirements of the BCA2019, compliance under BCA2019 will be equivalent to achieve compliance with the Premises Standards.

1.6 Design Documentation

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

2 BUILDING DESCRIPTION

For the purposes of the BCA2019 and Access Code for Buildings (Premises Standards – Schedule 1) the development may be described as follows.

2.1 Classification

Under the provisions of Clause A3.2 of BCA2019, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
9b	Level 00-05	School Classrooms & Hall, Child care centre
5	Level 00 & 01 – Building North	Office / Administration

2.2 Areas Required to be Accessible

Under the provisions of Clause D3.1 of BCA2019, the following areas of the building are required to be accessible:

Table 2. Areas Required to be Accessible

Level	Area / Room	Description
Level 00 & 01	Office / Administration	To and within all areas normally used by the occupants
Level 00 to 05	School Classrooms & Hall, Child care centre	To and within all areas normally used by the occupants at the school / childcare centre

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

3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

3.1 Introduction

The table below 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 as outlined in Part 2 of this report.

Accessibility has been assessed against the relevant portions of the BCA2019, Access Code for Buildings and the related Australian Standards for each item listed below.

Compliance has been indicated by using the following abbreviations outlined below:

Table 3. Legend of Symbols

Abbreviation	Description
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	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there was not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, subject to noting the requirements of each clause, compliance can be readily achieved.
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.

3.2 Performance Based Design – Performance Solutions

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

Item	Description of Performance Solution	DTS Provision
1.	Level 02 & 03: Location of unisex accessible toilets is not strictly in accordance with Table F2.4(a). The correct number of unisex accessible toilets are provided however they are not distributed across 50% banks of toilets.	F2.4

3.3 Building Code of Australia 2019 Assessment Summary (BCA2019)

Table 4. BCA2019 Summary

CLAUSE		COMMENT	STATUS
SECTION D: ACCESS AND EGRESS			
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY			
D3.0	Deemed To Satisfy Provisions	Noted	-
D3.1	General Building Access Requirements	<p>An accessway in compliance with AS1428.1 is required to the followings:</p> <p>Class 5 –</p> <p>To and within all areas normally used by the occupants.</p> <p>Class 9b –</p> <p>To and within all areas normally used by the occupants at the school / childcare centre</p> <p>The following assessment is provided:</p> <ul style="list-style-type: none"> Access will be provided to all classroom and learning rooms throughout the school. Lift 02 provides access from pedestrian entry on Level 00 and Level 01 to all upper storeys. Lift 1 serves Level 00 up to the Knowledge Centre levels and Level 5. Staff Administration - Level 00&01: Access will be provided throughout Class 5 staff administration and facilities areas. Lift (2) is provided adjacent to the Admin building which is considered satisfactory to access Level 01 administration. Access will be provided throughout Multi-purpose hall which are normally used by the school occupants and the public outside school hours Access is not required to rooms or areas which are exempt under D3.4 	CRA
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>	CRA

SECTION D: ACCESS AND EGRESS		
	<p>(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p> <p>(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,</p> <p>except for pedestrian entrances serving only areas exempted by D3.4.</p> <p>(c) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <p>(i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</p> <p>(ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</p> <p>(d) For the purposes of (c)—</p> <p>(i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—</p> <p>(A) all doorways serve the same part or parts of the building; and</p> <p>(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</p> <p>(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).</p> <p>(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> <p>The following assessment is provided:</p> <ul style="list-style-type: none"> • Level 00: Hall – one doorway of the three from Foyer to Hall shall be accessible with one door of the set to be 850mm clear opening • Level 00: Hall – accessible entrances to the Foyer and Reflective Space to be defined on next design stage. • Level 00: Accessway from the Fontana Drive /allotment boundary indicates a walkway <1:20 gradient. This gradient is actually <1:40 	

SECTION D: ACCESS AND EGRESS		
	<p>which complies for access into site and the accessible toilet</p> <ul style="list-style-type: none"> Level 00: Confirm accessible entrance from Road B to Community Reception complies with AS 1428.1 with levels shown on plan. To be detailed during detailed design for compliance with AS 1428.1. Level 01: Accessway shall be provided from accessible parking space to the CELC building. To be detailed during detailed design for compliance with AS 1428.1. Level 00&01: Each building will have at least one dedicated accessible entrance. To be detailed during detailed design for compliance with AS 1428.1. Level 02-05: Each classroom and each level of the Knowledge Centre requires a dedicated accessible entrance. To be detailed during detailed design for compliance with AS 1428.1. 	
D3.3	<p>Parts of Buildings to be Accessible</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. Fire-isolated stairways must comply with clause 11 (f) & (g) 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> <p>The following assessment is provided:</p> <ul style="list-style-type: none"> Classrooms are provided with sliding entry doors. Detailed design will need to ensure compliance with level threshold or threshold 	CRA

SECTION D: ACCESS AND EGRESS			
		<p>ramps in accordance with AS 1428.1. Door threshold shall not have any sliding door channels greater than 13mm in width.</p> <ul style="list-style-type: none"> All Classrooms with sliding entry doors shall have 530mm latchside clearance on both sides for a front on approach. To be detailed during detailed design for compliance with AS 1428.1. Refer Part 4 of Report for more issues to address. To be detailed during detailed design for compliance with AS 1428.1. 	
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"> Level 00: BOH plant rooms; Spray booth & kiln; Food Tech – Fridge, Freezer, Dry Food store, Laundry, Equipment Store; Hall Control Room; Café/Canteen kitchen room; Level 01: CELC – Kitchen, Laundry, Children's toilet / change rooms, Withdrawal. Level 01: Building Central Chemical Store; Level 2/3/5: Plant rooms All Levels – Small services cupboards and rooms, small storage cupboards & rooms. Rooftop plant level. 	Noted
D3.5	Accessible Parking	<p>Car</p> <p>Accessible carparking spaces to be in compliance with this Clause, AS/NZS 2890.6-2009 and AS 1428.1-2009 in the proportion required by BCA2016.</p> <p>One accessible space is required on Level 01 adjacent the child care parking.</p> <p>Accessible carparking spaces compliant with AS/NZS 2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation and accessible signage to comply with AS/NZS 2890.6.</p>	CRA
D3.6	Signage	<ul style="list-style-type: none"> Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: <ul style="list-style-type: none"> sanitary facility; and any space with a hearing augmentation system; and 	CRA

SECTION D: ACCESS AND EGRESS		
	<ul style="list-style-type: none"> – 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) • 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 <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. • 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; <p>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.</p>	
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. 	CRA

SECTION D: ACCESS AND EGRESS		
	<p>(b) If a hearing augmentation system required by (a) is—</p> <p>(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</p> <p>(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—</p> <p>(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</p> <p>(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</p> <p>(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</p> <p>(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.</p> <p>(c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D1.13.</p> <p>(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.</p> <p>The following assessment is provided:</p> <ul style="list-style-type: none"> • Hall will have an in-built amplification system therefore will require hearing augmentation as per this clause. • Client to confirm if classrooms will have in-built amplification systems, which will require hearing augmentation. 	
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	CRA

SECTION D: ACCESS AND EGRESS			
		<p>have a vision impairment that they are approaching—</p> <ul style="list-style-type: none"> (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— <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, AS 1428.1, AS/NZS 1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated).</p> <p>Under stairs: Provide a barrier/handrail to prevent persons walking under a stair below 2m head height or provide TGSIs as per this clause.</p>	
D3.9	Wheelchair seating spaces in Class 9b Assembly Buildings	<p>Knowledge Centre: Level 3 – Lecture Theatre fixed seating – Three (3) wheelchair spaces are required and can be provided in the front row – complies.</p> <p>Hall - Not applicable – no fixed seating is provided.</p>	CRA
D3.10	Swimming Pools	Not applicable	N/A
D3.11	Ramps	No ramps or step ramps proposed.	N/A
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.	CRA

SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS		
1. Scope	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.	CRA
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.	CRA
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.	CRA
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.	CRA
6. Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	CRA

SECTION E: SERVICES AND EQUIPMENT		
PART E3 – LIFT INSTALLATIONS		
E3.0 Deemed-to-Satisfy Provisions	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 1400 mm wide by 1600 mm deep (lifts that travel more than 12m) – 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 	CRA

SECTION E: SERVICES AND EQUIPMENT		
	<ul style="list-style-type: none"> – (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. 	

SECTION F: HEALTH AND AMENITY			
PART F2 – SANITARY AND OTHER FACILITIES			
F2.0	Deemed-to-Satisfy Provisions	Noted	-
F2.4	Accessible Sanitary Facilities (including Table F2.4)	<p>In a building required to be accessible—</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and</p> <p>(b) accessible unisex showers must be provided in accordance with Table F2.4(b); and</p> <p>(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</p> <p>(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</p> <p>(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</p> <p>(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</p> <p>(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> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities,</p>	<p>PS</p> <p>Refer Part 3.2 Report</p>

SECTION F: HEALTH AND AMENITY		
	<p>accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(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.</p> <p>The following assessment is provided:</p> <ul style="list-style-type: none"> • Level 00: Hall is provided with a unisex accessible toilet and shower – complies. Confirm spatial requirements comply with AS 1428.1 including a washbasin. One male & female Ambulant toilet required. • Level 00: Office admin internal toilets – one unisex accessible toilet is provided – complies. One male & female Ambulant toilet required. • Level 00: School – Two banks of toilets provided and one unisex accessible toilet provided at each bank – complies. Each bank shall have one male & female Ambulant toilet. • Level 01: CELC shall have toilets and children's facilities as per F2.3. This requires one unisex accessible toilet for the centre – complies. • Level 01: Office admin – one unisex accessible toilet is provided – complies. One male & one female Ambulant toilet required. If the design is to have both male and female toilets in the one area each cubicle must be dedicated male or female and have washbasin inside the cubicle with the pan. Male and female toilets cannot share washbasins. • Level 01: School – Three banks of toilets provided (Building South & Central, Knowledge Centre = 3) and two banks have unisex accessible toilets – complies. Building Central bank with the unisex accessible toilet requires one male & female Ambulant toilet. • Level 04: Each building has a bank of toilets (Building South & Central, Knowledge Centre = 3) and two banks (Building Central & Knowledge Centre) have unisex accessible toilets – complies. Male and female Ambulant toilets are provided at Building South in lieu of Building Central as two unisex accessible toilets are provided at Central – considered compliant. • Level 04: Fitness only has showers. This building is not deemed a 'sporting venue' 	

SECTION F: HEALTH AND AMENITY		
	<p>therefore an accessible shower is not required.</p> <ul style="list-style-type: none"> Level 05: Each building has a bank of toilets (Building South & Central = 2) and one bank (Central) has two unisex accessible toilets – complies. Male and female Ambulant toilets are provided at Building South in lieu of Building Central as two unisex accessible toilets are provided at Central – considered compliant. Level 02 & 03: Each building has a bank of toilets, which creates 5 x banks (Building South, Central, North 1, North 2 & Knowledge Centre). Under Table F2.4(a) not less than 50% of banks should have a unisex accessible toilet – which requires 3 x banks with unisex accessible toilet. Whilst the correct number of three unisex accessible toilets are provided their location is a technical non-compliance with Table F2.4(a) as they are not located across three banks, being located at only two banks (Building Central & Knowledge Centre). To be addressed as a Performance Solution. Level 02 & 03: Male and female Ambulant toilets are provided at each building (bank of toilets) except Building Central which has two unisex accessible toilets – considered compliant. Building Central: With two unisex accessible toilets on each level, provision of a LH and RH transfer facility is required. Compliance readily achieved at detailed design stage. 	

4 STATEMENT OF COMPLIANCE

4.1 General

The architectural design documentation as referred to in this report has been assessed against the applicable provision of the Building Code of Australia, (BCA2019) and it is considered that such documentation complies or is capable of complying (as outlined in Part 3) with that Code.

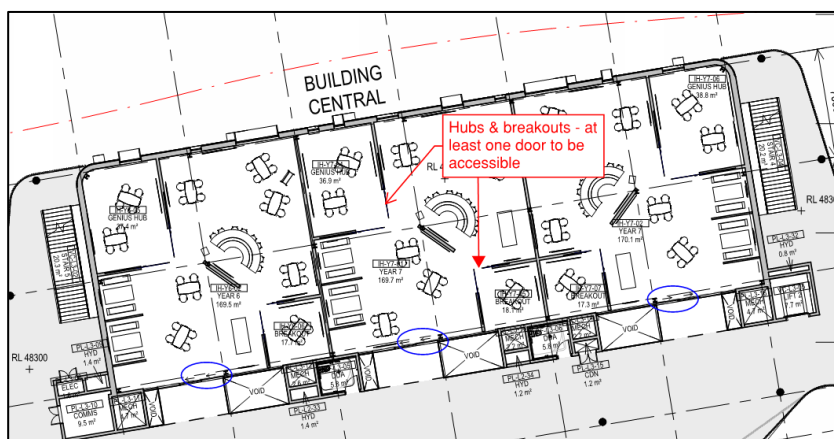
Part 3 of this report provides a detailed assessment of the proposal against all relevant Deemed-to-Satisfy Provisions of the BCA2019. It is important that Part 3 is read in conjunction with detailed design phase for Construction Certificate, as some matters may not have had sufficient information provided at SSDA stage to allow a detailed assessment to be undertaken.

Part 4.2 below outlines some further comments to assist during detailed design phase for Construction Certificate approval. It is noted compliance with BCA2019 & AS 1428.1 can be readily achieved during detailed design phase.

4.2 Areas / Rooms required to be accessible

In the BCA Assessment Table clause D3.4 has a detailed list of areas/rooms which are not required to be accessible. All other rooms shall be accessible from at least one doorway. Accessible doorways shall be detailed to comply with AS 1428.1-2009.

- Single doors shall have 850mm clear opening and 530mm latchside clearance (530mm when door opens towards the user; 510mm when door opens away from user)
- Double doors shall have one door with 850mm clear opening and 530mm latchside clearance.
- Sliding doors shall have 850mm clear opening and 530mm latchside clearance
- Hubs & Breakout rooms - must have one accessible door. When both doors slide into a corner neither of the doors is accessible from inside the room as no latchside clearance is provided. Level 3 South Building has compliant hubs.



4.3 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 (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level (if a barrier is not provided). Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1-2009.
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 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. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
10. Handrails will comply with Clause 12 of AS1428.1-2009.
11. Grabrails will comply with Clause 17 of AS1428.1-2009.
12. Accessible car spaces will have demarcation in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS/NZS 2890.6-2009.
13. Bollard will be provided in the shared zone space in accordance with Clause 2.2.1(e) of AS/NZS 2890.6-2009.
14. Switches and power points will comply with Clause 14 of AS1428.1-2009.
15. 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 over 3mm must be ramped according AS1428.1 Clause 10.5.
16. Braille and tactile signage will comply with BCA2016 Clause D3.6.
17. Signage will to comply with Clause 8 of AS1428.1-2009.
18. The passenger lifts will comply with BCA2016 Table E3.6b and AS1735.12-1999.
19. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
20. Door handles and the like on accessible doors will be in accordance with Clause 13.5 of AS1428.1-2009.

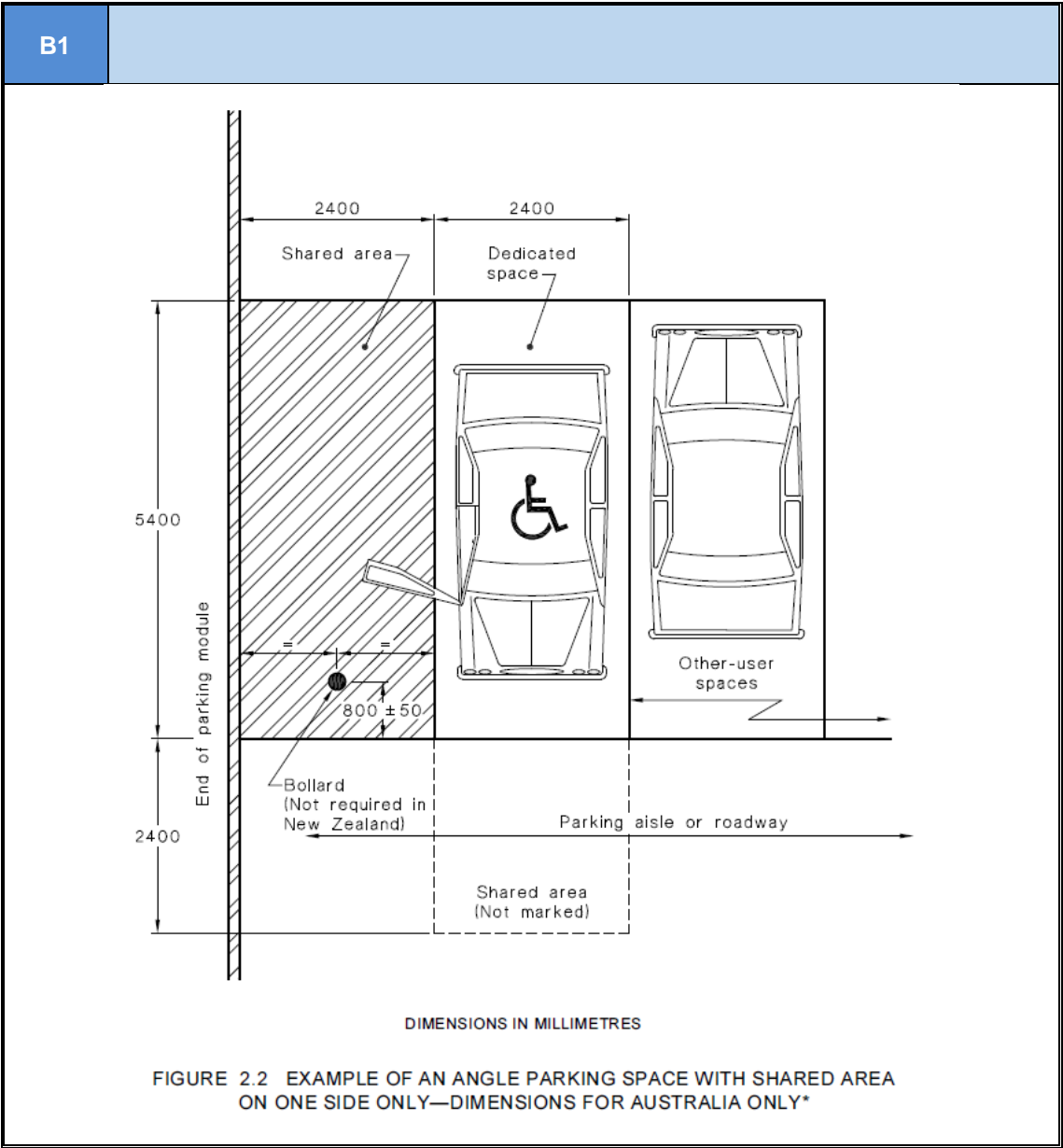
ANNEXURE A - DESIGN DOCUMENTATION

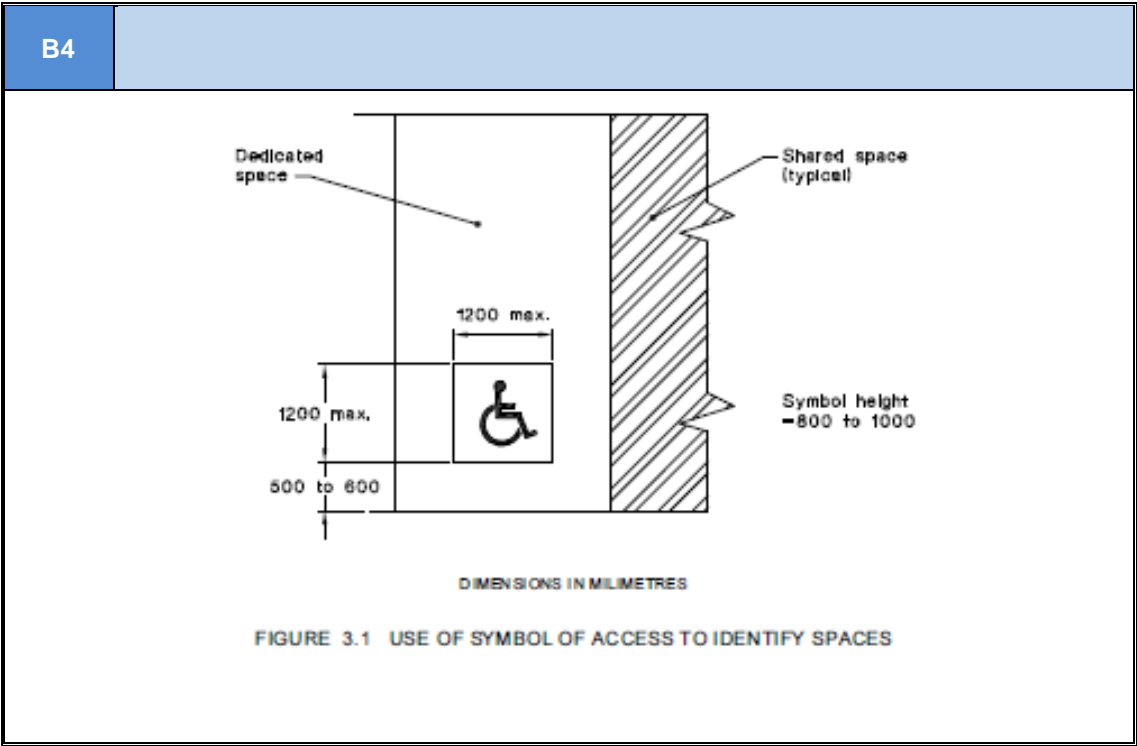
This report has been based on the following design documentation.

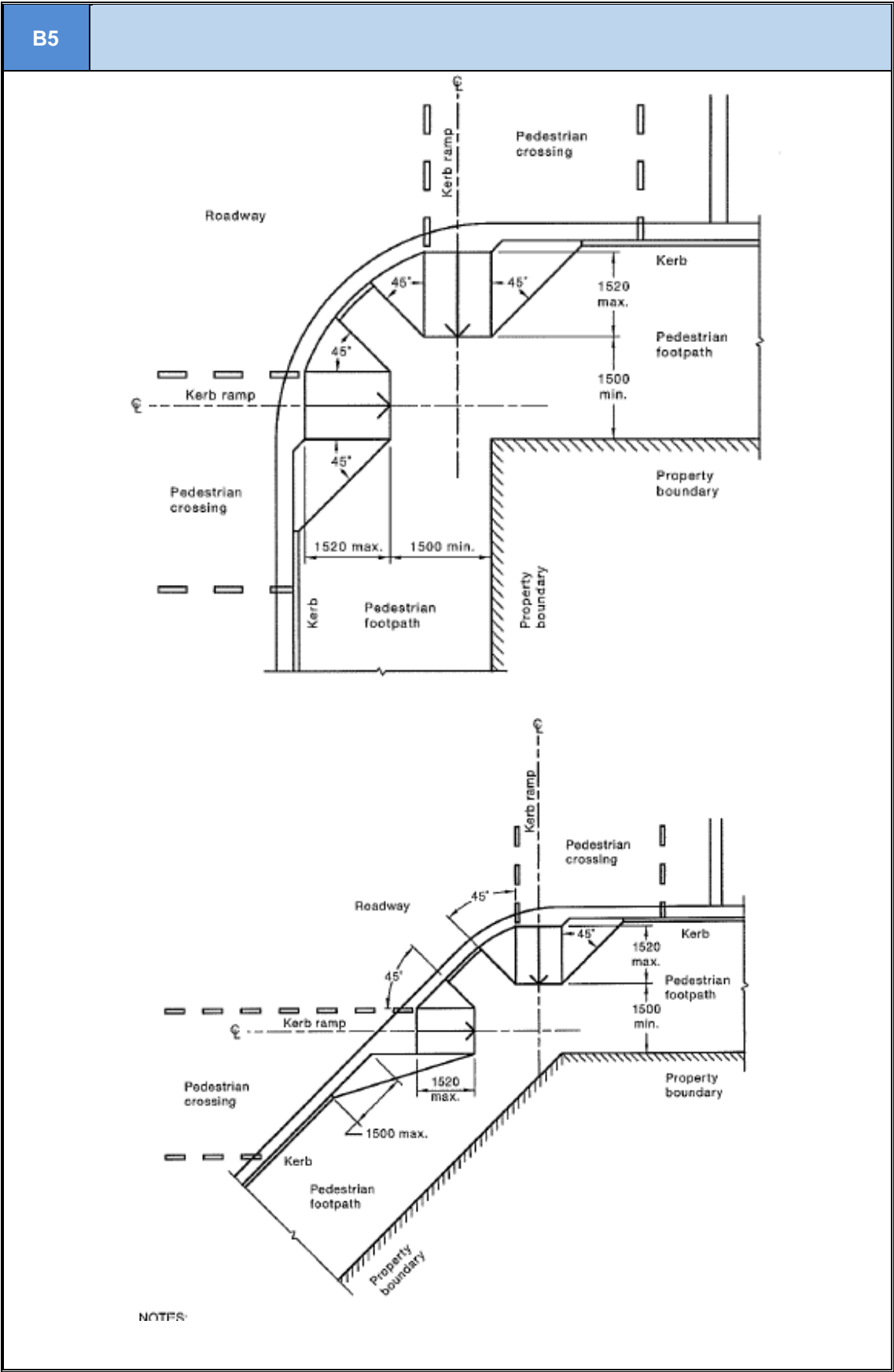
Table 5. Architectural Plans

Architectural Plans Prepared by BVN For State Significant Development Application.			
Drawing Number	Rev	Date	Title
AR-SS-A10-00-01	4	16.05.19	SSDA OVERALL SITE PLAN
AR-SS-B10-00-01	2	16.05.19	SSDA OVERALL PLAN – LEVEL 00
AR-SS-B10-01-01	2	16.05.19	SSDA OVERALL PLAN – LEVEL 01
AR-SS-B10-02-01	2	16.05.19	SSDA OVERALL PLAN – LEVEL 02
AR-SS-B10-03-01	2	16.05.19	SSDA OVERALL PLAN – LEVEL 03
AR-SS-B10-04-01	2	16.05.19	SSDA OVERALL PLAN – LEVEL 04
AR-SS-B10-05-01	2	16.05.19	SSDA OVERALL PLAN – LEVEL 05
AR-SS-B10-06-01	2	16.05.19	SSDA OVERALL PLAN – ROOF PLAN
AR-SS-C10-NL-01	2	16.05.19	SSDA ELEVATIONS – NORTH & EAST
AR-SS-C10-NL-02	2	16.05.19	SSDA ELEVATIONS – SOUTH & WEST
AR-SS-D10-NL-01	2	16.05.19	SSDA OVERALL SECTIONS – 1
AR-SS-P40-NL-01	2	16.05.19	SSDA PERSPECTIVES
AR-SS-P43-NL-02	2	16.05.19	SSDA EXTERNAL MATERIAL FINISHES
AR-SS-P43-NL-03	2	16.05.19	SSDA FAÇADE SECTIONS

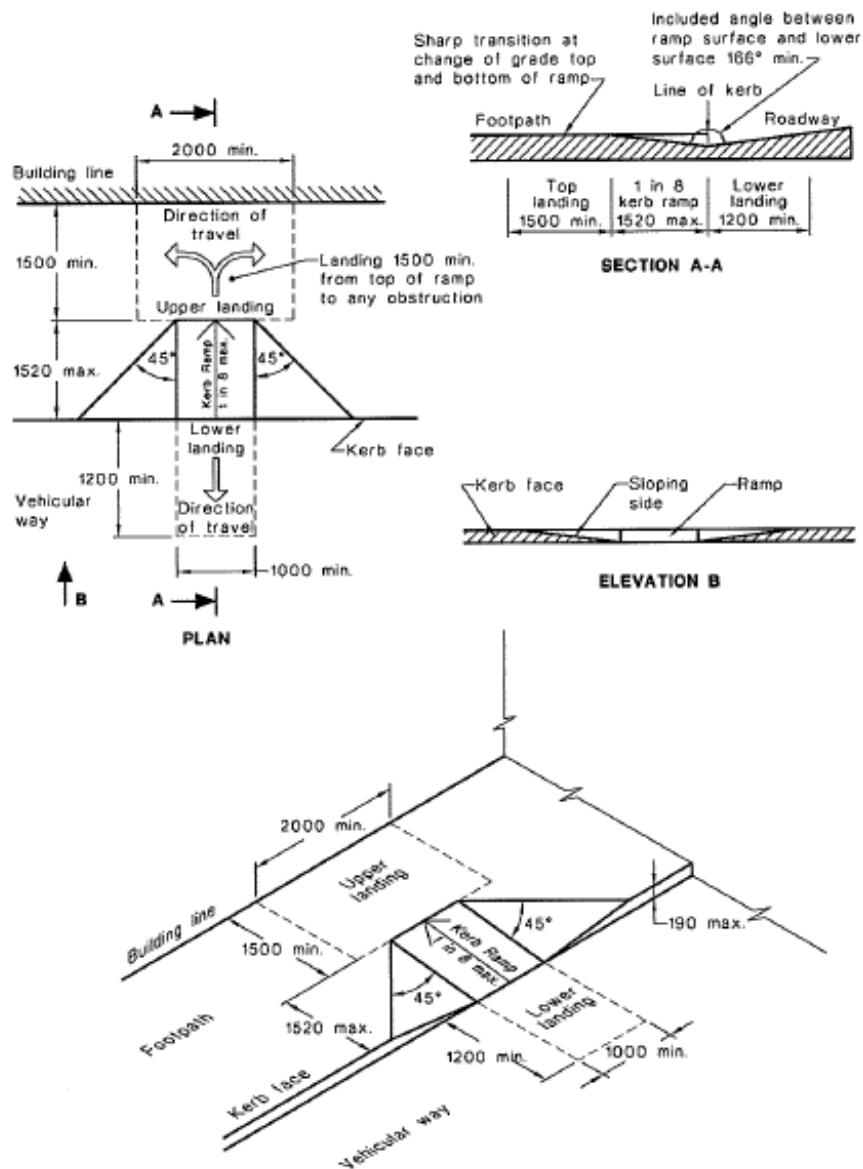
ANNEXURE B - FIGURES AND DRAWINGS SAMPLE







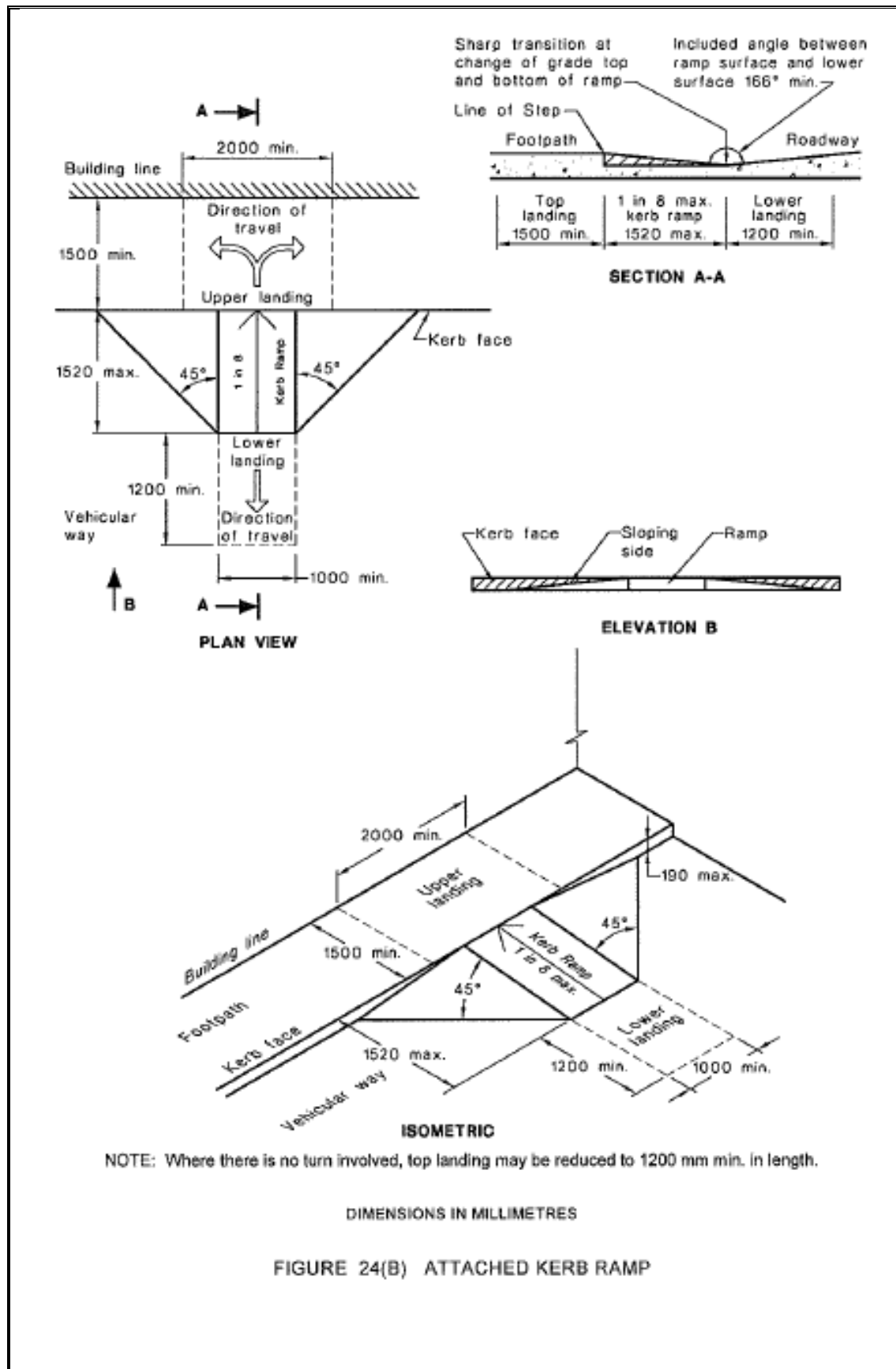
B6

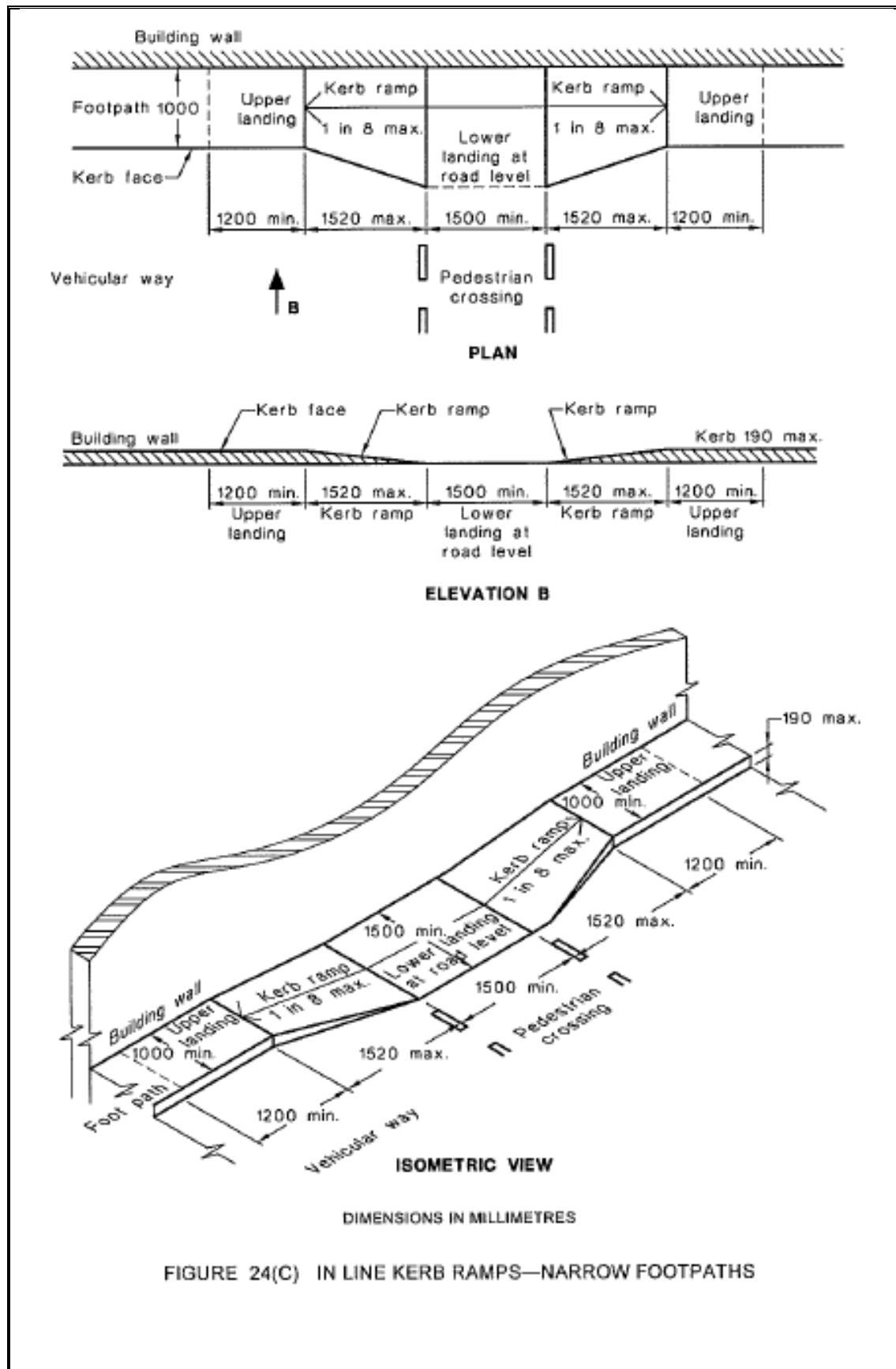
**ISOMETRIC VIEW**

NOTE: Where there is no turn involved, top landing may be reduced to 1200 mm min. in length.

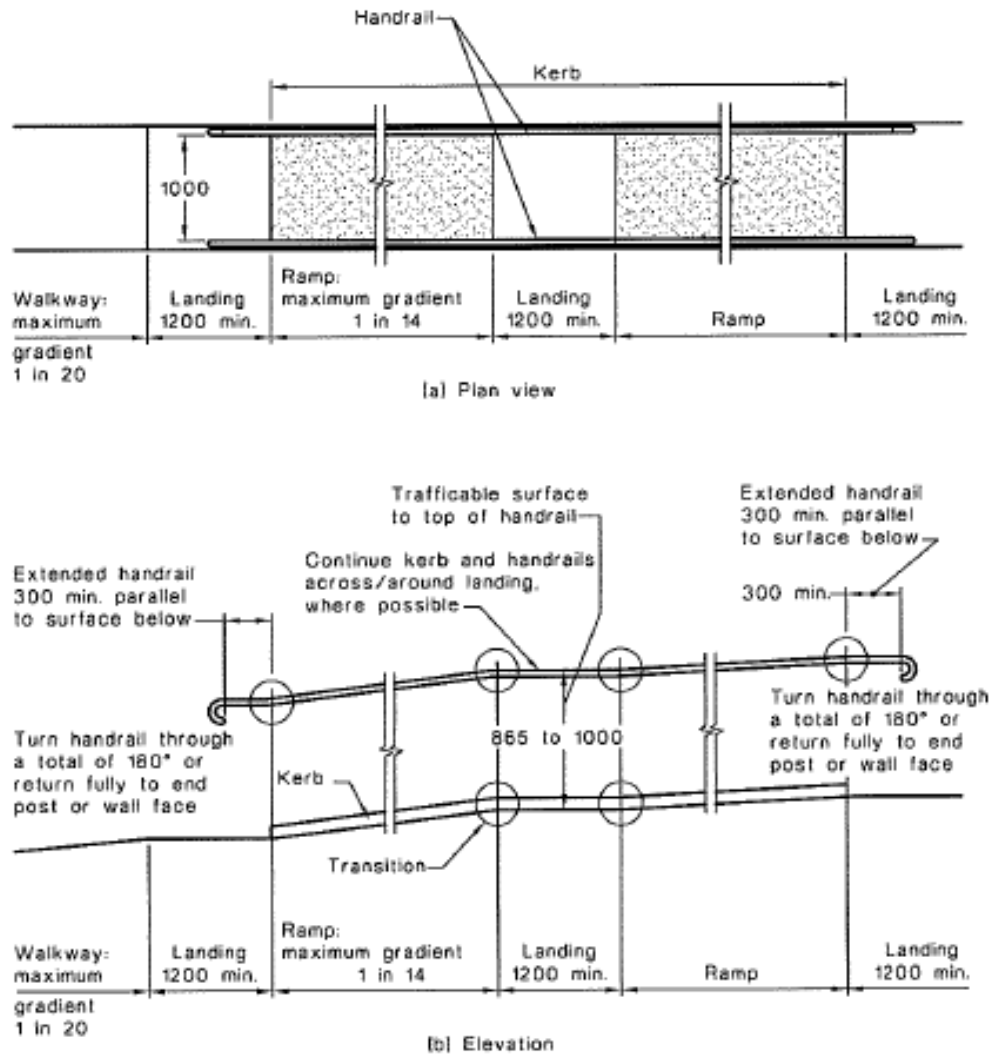
DIMENSIONS IN MILLIMETRES

FIGURE 24(A) INSERTED KERB RAMP





B7



DIMENSIONS IN MILLIMETRES

FIGURE 14 RAMP HANDRAILS

B8

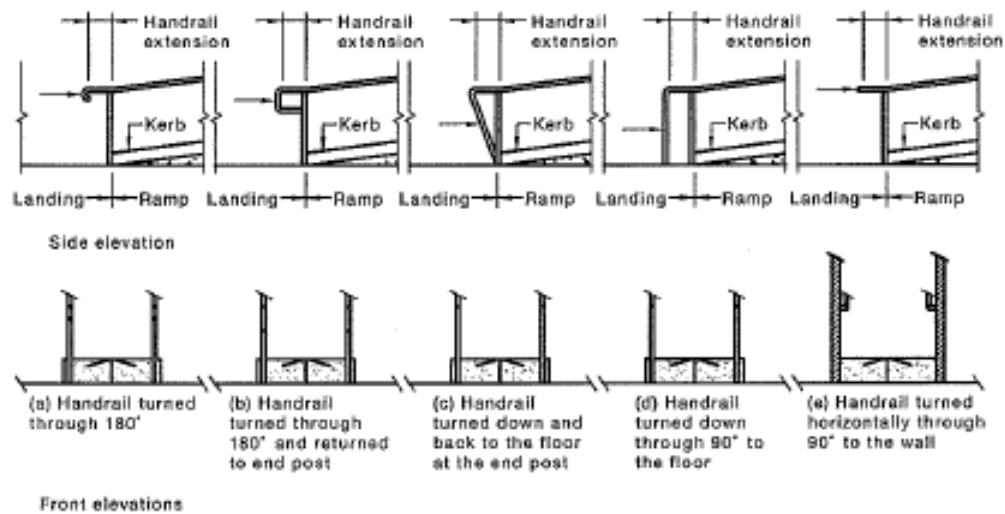
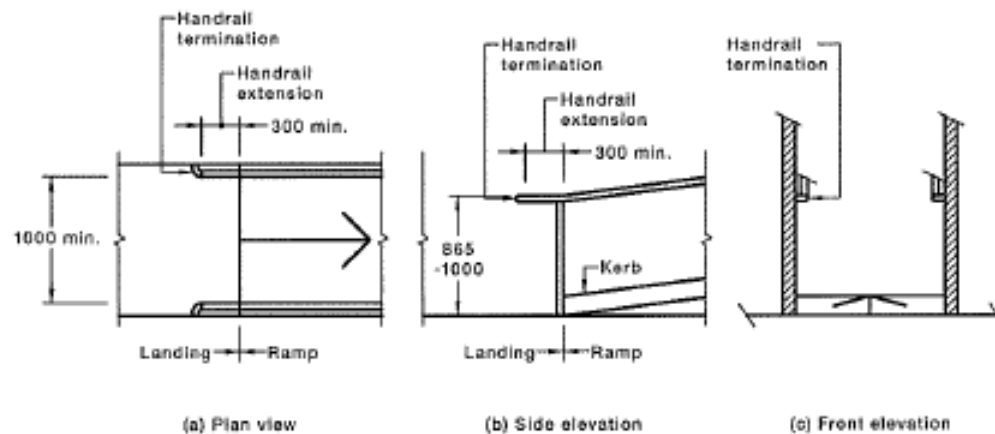


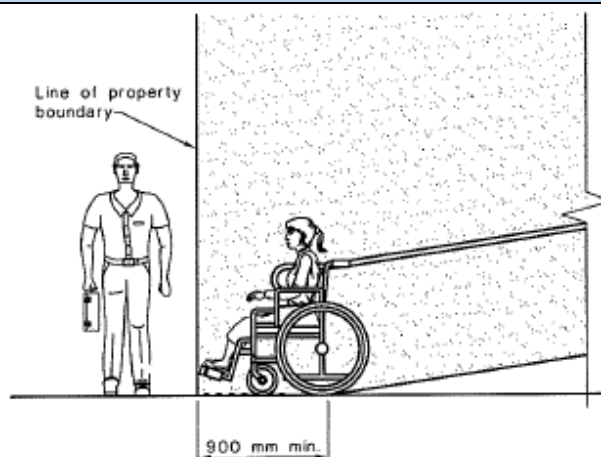
FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS



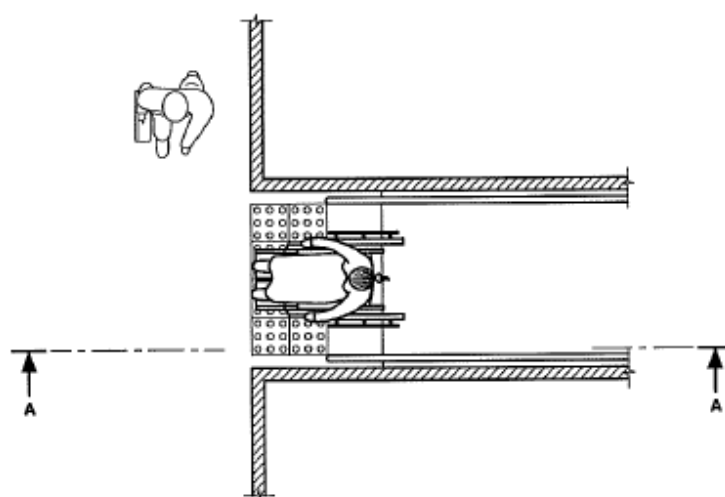
DIMENSIONS IN MILLIMETRES

FIGURE 15(B) RAMP HANDRAILS—DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

B9

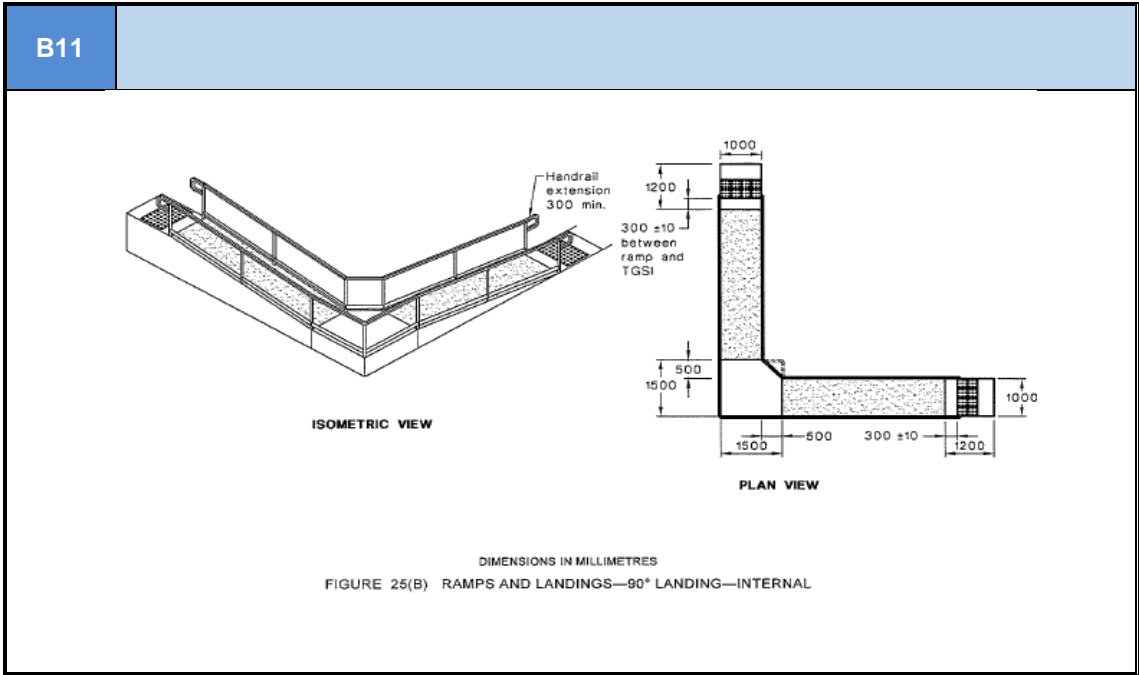
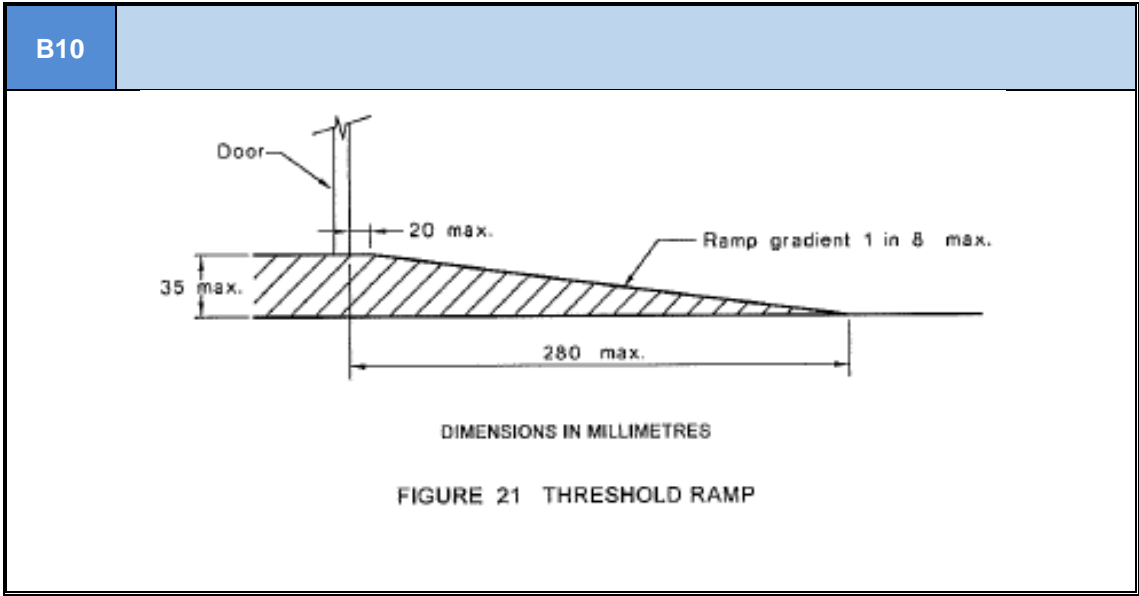


SECTIONAL ELEVATION A-A



NOTE: TGSIs to be installed within the property boundary.

FIGURE 16 LOCATION OF RAMP AT A BOUNDARY TO PREVENT PROTRUSION OF HANDRAILS AND TACTILE GROUND SURFACE INDICATORS (TGSIs) INTO A TRANSVERSE PATH OF TRAVEL



B12

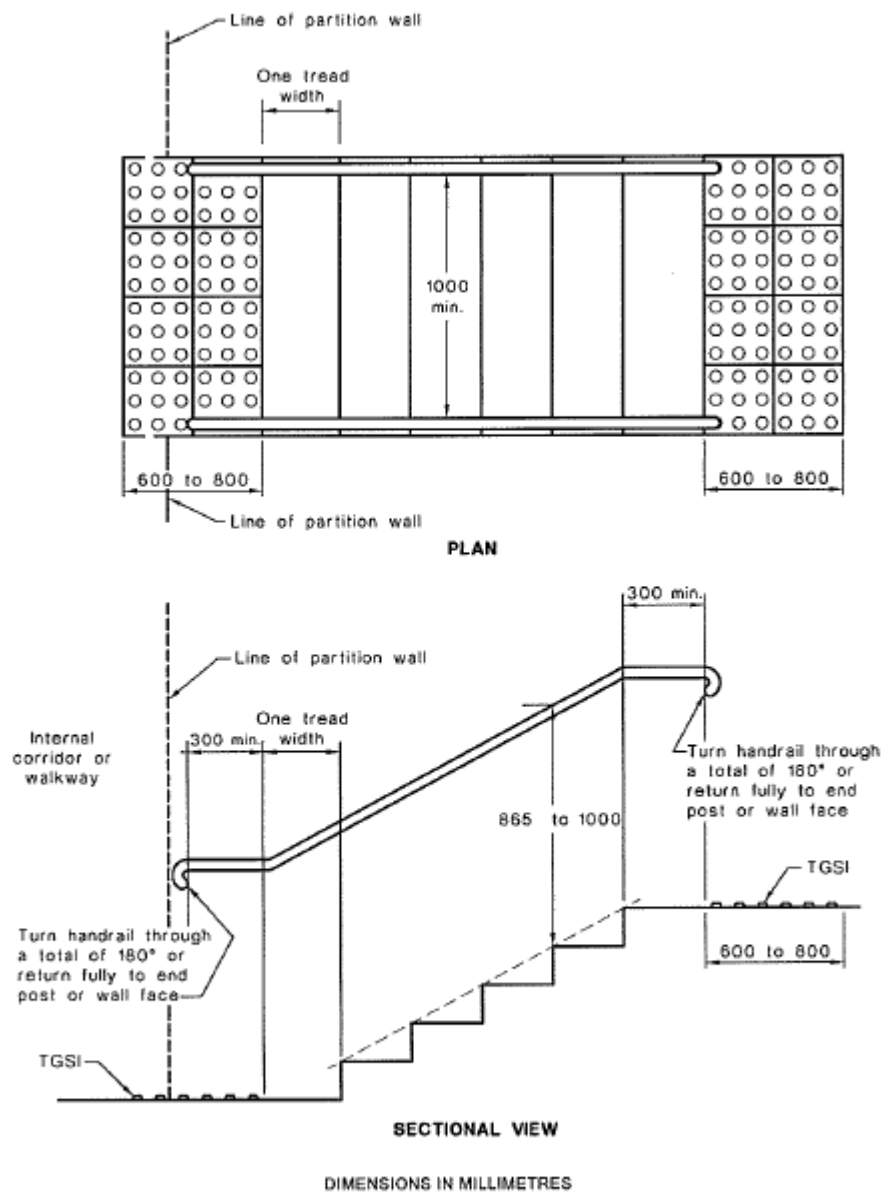
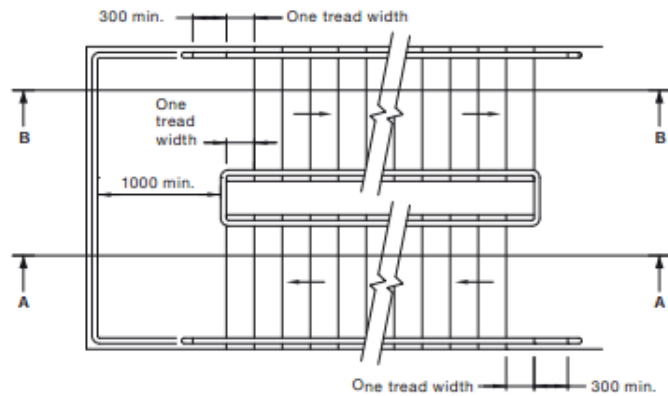


FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY

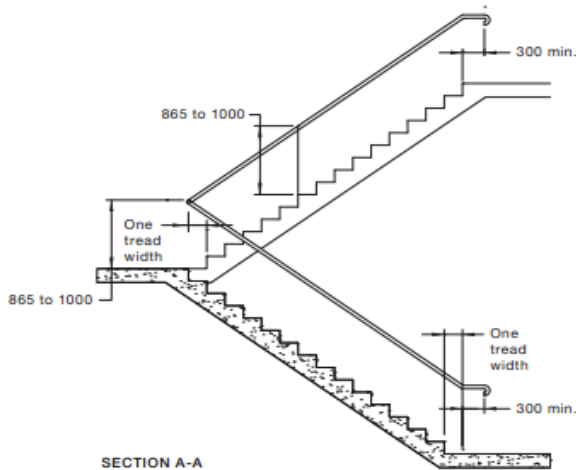
B13



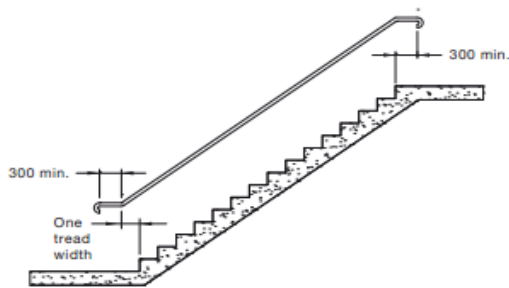
(a) Plan

DIMENSIONS IN MILLIMETRES

FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS



SECTION A-A

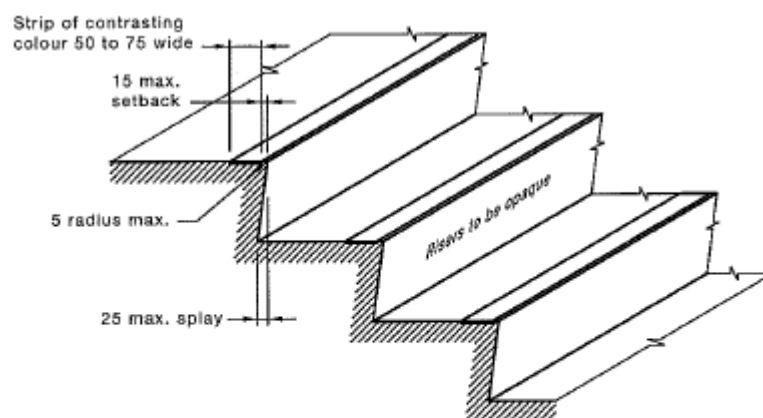


SECTION B-B

(b) Sections

DIMENSIONS IN MILLIMETRES

FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS



NOTE: A chamfered nosing 5 x 5 mm may be used.

DIMENSIONS IN MILLIMETRES

FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP