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report

**Statement of Compliance  
Access for People with a Disability**

**Alterations and Additions  
German International School Sydney**

**Accessible Building Solutions**

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# Report

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**Report Type:** Statement of Compliance  
**Development:** German International School Sydney

## Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Betti Und Knut:

10	Ground Floor Plan
11	Upper Floor Plan
12	Admin Building

## Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

All dimensions mentioned in the report are CLEAR dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

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This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of Australian Standards other than those directly referenced in this report.

ABS gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We are not to be held responsible if LHA comes to a different conclusion about compliance with the Livable Housing Guidelines. At this point of time only LHA is able to confirm whether a project has met all the requirements needed to be awarded a particular Quality Mark.

*We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full responsibility that these requirements are met as a part of construction being as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586*

A report issued for DA (development application) is not suitable for use for CC (construction certificate application).

## **Assessment:**

### Assessment Criteria DA

This assessment has been undertaken to the extent necessary to issue development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve compliance where there is insufficient information to fully assess if compliance has been achieved. The project documentation should incorporate the requirements as listed in this report to ensure compliance.

Note: At design/drawing stage there is not enough information provided to ensure full compliance as a lot of access requirements depend on fittings and finishes. Where this report lists "capable of compliance" it means that there is nothing to stop full compliance as long as fittings and finishes are completed to the relevant standard

Compliance is required with the following:

- The Access Provisions of the BCA 2019
- The Access To Premises Standard
- AS1428 suite of Standards
- AS1735.12 for lifts
- Council's DCP relating to Access for People with a Disability

### Assessment

The building work comprises of alterations and additions to an existing school

Under the BCA the building is classified as follows,

- Class 9b (assembly building, school)

Where the building is existing, the new work and the affected part must comply with the BCA. The affected part will be assessed in detail at the CC stage.

### Performance Solutions

The following performance solutions have been considered in this assessment:

- Ground Floor Toilets – not accessible or ambulant

Performance solutions may be required for the following as the design develops:

- N/A

The following tables assess compliance with the relevant parts of the BCA and Standards  
BCA Assessment

BCA Part D3 Access for People with a Disability  
**BCA D3.1 Requirements for Access for people with a disability**  
 SOU refers to Sole Occupancy Unit

<i>Requirement</i>	<b>Class 5, 6, 7b, 8, 9a, 9b- Schools and early childhood centres</b> To and within all areas that are normally used by the occupants.
<i>Compliance</i>	Complies.
<i>Comments</i>	Details to be verified at CC stage of works.
<i>Requirement</i>	<b>In areas required to be accessible, the following is to be provided:</b> <ul style="list-style-type: none"> <li>• Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1</li> <li>• Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1</li> <li>• The separation of doors in airlocks shall comply with AS 1428.1</li> <li>• Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1</li> <li>• In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.</li> </ul>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.
<i>Requirement</i>	<b>BCA Part D3.2 Access to buildings</b> <b>Accessway is required from;</b> <ul style="list-style-type: none"> <li>• Main pedestrian entry at the site boundary for new buildings</li> <li>• Main pedestrian entry door for existing buildings</li> <li>• Any other accessible building connected by a pedestrian link</li> <li>• Accessible car parking spaces</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided from the main pedestrian entry at the site boundary by means of a pathway / ramp.  Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Accessway is required through:</b> <ul style="list-style-type: none"> <li>• Main entry and</li> <li>• Not less than 50% of all pedestrian entrances and in building with floor area over 500m<sup>2</sup>, non-accessible entry and accessible entry to be not more than 50M apart.</li> </ul>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Each entry has been designed to be accessible. Details to be verified at CC stage of works.

<i>Requirement</i>	Where <b>Accessible pedestrian entry</b> has multiple doorways <ul style="list-style-type: none"> <li>• At least 1 to be accessible if 3 provided</li> <li>• At least 50% to be accessible, if more than 3 provided</li> </ul> Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.  This is achievable and the door selections are to be verified at CC stage of works.
<b>BCA Part D3.3 Parts of buildings required to be accessible</b>	
<i>Requirement</i>	Every <b>Ramp</b> (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	N/A
<i>Comments</i>	No ramps have been identified in the development.
<i>Requirement</i>	Every <b>Walkway</b> to be compliant with AS1428.1
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works.  Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.
<i>Requirement</i>	<b>Step / Kerb ramp</b> if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	N/A
<i>Comments</i>	No step / kerb ramps have been identified in the development.
<i>Requirement</i>	Every <b>Stairway</b> (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every <b>Fire-isolated Stairway</b> is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	<b>Passing spaces requirement</b> It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.

<i>Requirement</i>	<b>Turning spaces requirement</b> It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Carpet specifications</b> Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Only applies to carpets provided in the common use areas of residential use buildings and commercial use areas.  Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
<i>Requirement</i>	<b>BCA Part D3.4 Exemption</b> <b>Access is not required to be provided in the following areas :</b> <ul style="list-style-type: none"> <li>• where access would be inappropriate because of the use of the area</li> <li>• where area would pose a health and safety risk</li> <li>• any path which exclusively provides access to an exempted area</li> </ul>
<i>Compliance</i>	For information only.
<i>Comments</i>	Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.
<i>Requirement</i>	<b>BCA Part D3.5 Accessible Carparking</b> <b>Class 9b</b> School - 1 space per 100 spaces provided Other assembly building - 1 space per 50 spaces provided and then additional 1 space per additional 100 spaces provided
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	<b>BCA Part D3.6 Signage</b> Braille and Tactile signage is required to identify Accessible Sanitary facilities, Fire Exits and the location of accessible entrances and toilets
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Verify at CC.

<i>Requirement</i>	<p><b>BCA Part D3.8 Tactile indicators (TGSIs)</b></p> <p>TGSIs are required when approaching;</p> <ul style="list-style-type: none"> <li>- Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building</li> <li>- Escalators / passenger conveyor / moving walk</li> <li>- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps)</li> <li>- Under an overhead obstruction of &lt;2M if no barrier is provided</li> <li>- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location)</li> </ul> <p>Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.</p>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	<p>TGSIs are required in the following locations:</p> <ul style="list-style-type: none"> <li>• At <u>top and bottom landings</u> of stairways and 1:14 ramps, <u>600-800mm</u> depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard</li> <li>• At <u>mid landings</u> of stairway and 1:14 ramp, <u>300-400mm</u> depth or min 6 discrete cones are required <u>only where handrails are not continuous</u> or landing is more than 3M</li> <li>• Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard.</li> <li>• Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard</li> </ul> <p>Details to be verified at CC stage of works.</p> <p>Add the above requirements to the project specifications to ensure compliance.</p>
<i>Requirement</i>	<p><b>BCA Part D3.11 Limitations on Ramps</b></p> <ul style="list-style-type: none"> <li>• A series of connecting ramps cannot have a vertical height of 3.6M</li> <li>• A landing for a step ramp cannot overlap a landing for another ramp</li> </ul>
<i>Compliance</i>	N/A
<i>Comments</i>	No ramps have been provided in the development.
<i>Requirement</i>	<p><b>BCA Part D3.12 Glazing on Accessways</b></p> <p><b>Glazing requirements-</b> 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 are required to have a glazing strip as per requirements of AS1428.1</p>
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	<p>Applies to full length glazing used in common use areas of a residential building such as lift lobbies and common passageways.</p> <p>Glazing strip selections generally take place at CC stage of works.</p> <p>Selection of glazing strips as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p> <p>Note the strip must achieve 30% luminance contrast with the floor surface on each side and must be a solid, not translucent, strip with no other graphical representation or cut-outs.</p>

BCA Part F Accessible Sanitary Facilities  
**BCA F2.4 Accessible sanitary facilities**

<i>Requirement</i>	<b>Accessible unisex toilet</b> is to be provided in accessible part of building such that; <ul style="list-style-type: none"> <li>• It can be entered without crossing an area reserved for 1 sex only</li> <li>• Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations</li> <li>• Even distribution of LH and RH facilities</li> </ul> If no lift is required to be provided to a level, then accessible facility is not required on that level.
<i>Compliance</i>	Complies.
<i>Comments</i>	Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.
<i>Requirement</i>	Accessible unisex toilets are to be designed in accordance with AS1428.1
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	The width and length requirements depend on selected fixtures.  Minimum size of an accessible toilet is required to be 1.9M x 2.7M after tiling works. To be verified at CC stage of works.
<i>Requirement</i>	<b>Ambulant use male / female toilets</b> are to be provided if an additional toilet to the Accessible unisex toilet is provided.
<i>Compliance</i>	N/A.
<i>Comments</i>	No BCA required sanitary facilities in addition to the accessible toilet have been provided in the development.
<i>Requirement</i>	<b>BCA F2.4(a) Accessible unisex sanitary compartments</b> <b>Class 5, 6, 7, 8 or 9 ( excluding ward area of 9a health-care)</b> 1 on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
<i>Compliance</i>	Complies.
<i>Comments</i>	To be verified at CC stage of works.
<i>Requirement</i>	<b>BCA F2.4(b) Requirements for Accessible unisex showers as per AS1428.1-2009</b> <b>Class 5, 6, 7, 8 or 9 ( excluding ward area of 9a health-care)</b> When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
<i>Compliance</i>	N/A
<i>Comments</i>	No common use shower facilities have been proposed in the development.



### BCA Part E Lift Installations

<i>Requirement</i>	In an accessible building, every passenger lift must comply with Tables E3.6(a) and E3.6(b).
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Lift floor dimensions (excluding stairway platform lift) are listed below. <ul style="list-style-type: none"><li>• Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep</li><li>• Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep</li></ul> Details to be verified at CC stage of works.  Subject to lift supplier certification. Add the above requirements to the project specifications to ensure compliance.
<i>Requirement</i>	If the effective height of the building is over 12M, at least one of the lifts is required to be a stretcher lift, which is to accommodate a raised stretcher with clear space of not less than 600 x 2000mm long x 1400mm high above FFL.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Details to be verified at CC stage of works.  Subject to lift supplier certification. Add the above requirements to the project specifications to ensure compliance.

**Application of Access to Premises Standards (APS) to existing buildings  
Affected part upgrades**

<i>Requirement</i>	<ul style="list-style-type: none"> <li>• In general, APS covers new building work to existing buildings, such as an extension or upgrade</li> <li>• APS only apply to that part of the building that is the subject of the building approval application and the 'affected part'</li> <li>• Application of the APS to new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application</li> <li>• The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work</li> <li>• When the 'affected part' is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel</li> <li>• Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step</li> </ul>
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Details to be verified at CC stage of works.
<p><b>Application of Access to Premises Standards to existing buildings Lessees Concession from Affected part upgrades</b></p>	
<i>Requirement</i>	<ul style="list-style-type: none"> <li>• Where a building is occupied by a number of lessees, i.e., by 2 or more lessees, and</li> <li>• an application for approval of building work is made by one of the lessees for work on the area of the building that they lease, there is no requirement to upgrade the affected part</li> <li>• The concession will not apply if the building is leased to only one person or entity or if the application for building approval is made by the owner of the building.</li> </ul>
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Details to be verified at CC stage of works.

**Statement of Compliance**

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA.



**Michael Moutrie**

ACAA Accredited Access Consultant No 581

## Statement of experience

### Howard Moutrie



#### Qualifications:

- B. Arch (Hons) Registered Architect ARB Reg. No 4550
- ACAA Accredited Access Consultant Reg. No. 177
- OHS Induction Training,
- OHS – Monitoring a Safe Workplace
- Registered Assessor of Livable Housing Australia (License no 10054)
- Registered Changing Places assessor ( No 007)

Howard has been or is a member of the following:  
 Standards Australia ME/64 Committee (Access Standards)  
 Sutherland Council Access Committee  
 Building Professionals Board Access Advisory Panel  
 ACAA National & NSW Management Committees

Howard Moutrie is an architect and an experienced access consultant with over 15 years experience. Howard has contributed for over 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard has acted as an expert witness in the Land & Environment Court.

Howard has presented at numerous seminars and training sessions including ACAA National Conference, ACAA State Network Seminars, RAIA Network Seminars, Building Designers Association Seminars.

### Michael Moutrie



#### Qualifications:

- ACAA Accredited Access Consultant No 581
- Certificate IV in Access Consulting
- Registered Assessor of Livable Housing Australia (License no 20265)
- Registered Changing Places assessor ( No 021)
- Completed SDA Assessor training
- OH&S Induction Training Certificate

Michael is a member of Camden Council's Access Committee

Michael started working in Access in 2015 and became a director of Accessible Building Solutions in 2018. Combining his background in fitness and travel, Michael has an interest in the application of accessibility to recreational activities and has been involved with the access award winning Wet'n' Wild Sydney, Jamberoo Action Park and numerous Leisure Centres.

Michael is experienced in the following areas:

- Building audits
- Access Reports for DA & CC
- Livable Housing assessment
- Changing Places assessment
- Expert witness in the Land & Environment Court of NSW

Michael maintains a high level of continuing professional education and has published articles in the ACAA Insight magazine.