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## DA ACCESS REPORT

**PROJECT NAME** Brewarrina Green Point Christian College  
**PROJECT NUMBER** CA220052  
**CLIENT** Green Point Christian College

REVISION	ISSUE DATE	DETAILS
Final	7 June 2022	Issued for DA

### REPORT PREPARED BY

### WENDY GOULD

Accredited Access Consultant | ACAA 556

### DOCUMENTATION REVIEWED

Refer to Appendix A.



## INTRODUCTION

This Access Report is an assessment of the existing building to demonstrate consideration of access for people with a disability for the development application submission.

The following comments are based on access requirements of the Building Code of Australia 2019 Amendment 1 (BCA), Disability (Access to Premises – Buildings) Standards 2010 (including Compilation No. 2) (Premises Standards), Australian Standards (AS) and Disability Discrimination Act (DDA).

This report contains comments regarding issues of non-compliance and identifies where insufficient information has been provided for an assessment to be made. Recommendations may also be made to enhance accessibility and minimise the risk of action under the Disability Discrimination Act (DDA).

Unless otherwise specified, all Australian Standards references are from the following:

- AS 1428.1-2009 (including Amendments No. 1 and 2)
- AS/NZS 1428.4.1-2009 (including Amendment No. 1)
- AS 1428.5-2010



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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## 1. ACCESS REQUIREMENTS

1.1 The building shown in the referenced drawings comprises an existing residence. A change of use is proposed to a BCA Class 9b school building. Labels are shown on drawings to indicate the intended use of each area.

1.2 Proposed work will be subject to the Premises Standards when an application for building work is made. Therefore, the following are required to comply with the Premises Standards (which is adopted by relevant parts of the BCA):

Premises Standards
2.1 – 1 b
2.1 – 4 a
2.1 – 5

- a) The new parts of the building.
- b) The principal pedestrian entry.
- c) The path of travel between the principal pedestrian entry and the new parts.

### Comment:

In this case, we understand that no building work is proposed in conjunction with the change of use. There are therefore no accessibility upgrades triggered to the existing building under the Premises Standards.

Upgrades not required

It is noted that any building work required to meet BCA or other statutory requirements may trigger accessibility upgrades, and further assessment may be necessary to verify compliance.

Confirm with certifier

This report shall not be construed as relieving any other party of their responsibilities or obligations, including the school's obligations under the DDA. It is unlawful to discriminate against people with a disability in education and employment. The school is therefore required to consider DDA risk in provision of facilities for students, staff, and visitors, and in their policies, procedures, and position descriptions.

Consider DDA obligations



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
<b>2. APPROACHES AND ENTRANCES</b>			
2.1	Where no building work is proposed to approaches to this building from the property boundary, accessible car parking, or surrounding buildings, accessibility upgrades are not triggered for these areas under the Premises Standards.		Upgrades not required
<b>3. DOORWAYS</b>			
3.1	Where no building work is proposed to doorways to and within this building, accessibility upgrades are not triggered for doorways under the Premises Standards.		Upgrades not required
<b>4. SANITARY FACILITIES</b>			
4.1	Where no building work is proposed to sanitary facilities, accessibility upgrades are not triggered to these areas under the Premises Standards.		Upgrades not required
	<b>Comment:</b> Replacement of like for like fixtures and fittings is generally not considered work subject to building approval and would also not trigger accessibility upgrades.		
<b>5. HEARING AUGMENTATION</b>			
5.1	If inbuilt amplification is intended in the fitout, such as interactive whiteboards in general learning areas, this may trigger provision of a hearing augmentation system in accordance with BCA D3.7.	BCA D3.7 a	Confirm with school/certifier



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
<b>6.</b>	<b>SIGNAGE</b>		
6.1	If BCA-required upgrades include installation of exit signage, each door required by BCA E4.5 to be provided with an exit sign is to be also identified by Braille and tactile signage complying with BCA Specification D3.6. These are to state 'Exit' and 'Level' followed by the floor level number and be located in accordance with BCA Specification D3.6.	BCA D3.6 a ii	Confirm with certifier
6.2	Where a hearing augmentation system is installed, Braille and tactile signage is required to identify the space containing it and within the room to identify the type of system, area covered and if receivers are being used, where they can be obtained.	BCA D3.6 a i B, b	Confirm for construction if hearing augmentation is required



## CONCLUSION

Access will need to comply with the elements identified in this report.

Generally, the plans assessed show that compliance with the Premises Standards is achievable, given the absence of building work in conjunction with the application for change of use.

Requirements and recommendations to achieve compliance with the Premises Standards, Building Code of Australia, and Australian Standards for accessibility and to minimise the risk of action under the Disability Discrimination Act, have been explained in this report.

Reference numbers are provided for clarification of comments within this report. Alternatively, the author may be contacted on the details on page 1 for further clarification.

*Reasonable care and skill have been exercised in the assessment of the building and the preparation of this report. However, this report shall not be construed as relieving any other party of their responsibilities or obligations.*

*The advice given is based on the assessment of the plans and other relevant documentation supplied regarding access requirements in the BCA, Australian Standards, Premises Standards and Disability Discrimination Act current at the time. The advice relates specifically to this project and may not apply to any other building or to this building at any other point in time.*



## APPENDIX A: DOCUMENTATION REVIEWED

Plans by Langford and Rowe | Project 21/222

DOCUMENT NUMBER   NAME	REVISION	DATE
DWG222HO Sheet No.1	Rev. 1	27/04/2022
DWGAB	Rev. 0	27/04/2022
DWGC	Rev. 0	27/04/2022
DWGD	Rev. 0	27/04/2022
DWGEF	Rev. 0	27/04/2022