Report Type: CC Access Report
Reference Number: 20074 C
Client: Barbara Tarnawski Architects
Site Address: Werrington County Child Care Centre
73 Henry Lawson Avenue
Werrington County NSW

vista access architects

ACCESS REPORT

Vista Access Architects

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Project Compliance Statement:

This Access Compliance Report is to accompany a Construction Certificate Application for the development proposed at Werrington County Child Centre, 73 Henry Lawson Drive, Werrington County NSW.

This development proposes Additions and Alterations to an Existing building which operates as a child care centre. The development is within Penrith Council LGA.

The development has building classification as detailed below;
- Class 9b (assembly building, school)

This report is based on the relevant components of;
- Building Code of Australia (BCA) 2019, Volume 1- Performance requirements of DP1, DP2, DP8, DP9, EP3.4, FP2.1 and Parts D2, D3, E3 and F2 (where applicable)
- Disability (Access to Premises-Building) Standards 2010 (henceforth referred to as APS)
- AS1428.1-2009 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.

This assessment has been undertaken to the extent necessary to issue a CC (Construction Certificate) under the Environmental Planning and Assessment Act. Where there is insufficient information provided to make a full assessment, the assessment has been provided in regards to the capability of the proposal to achieve compliance.

By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010, and the Disability Access relevant sections of Building Code of Australia 2019

ASSESSED BY

Vanessa Griffin
Access Consultant and LHA Assessor
ACAA Accredited Membership number 500
LHA Assessor Licence number 20035

PEER REVIEWED BY

Farah Madon
Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 281
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Vista Access Architects Pty. Ltd.

Relevant dates:

Fee proposal, number FP-20147 dated 10-03-2020. Fee proposal was accepted by Client on 10-03-2020

Assessed Drawings:

The following drawings by Barbara Tarnawski Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
A01	C	17-04-2020	Cover Sheet and Access Specifications
A02	C	17-04-2020	Site Plan
A03	C	17-04-2020	Demolition Plan
A04	C	17-04-2020	Ground Floor Plan
A09	C	17-04-2020	Accessible toilet details
A10	C	17-04-2020	Accessible toilet details

Document Issue:

Issue	Date	Details
Draft 1	15-03-2020	Issued for Architect's review
A	25-04-2020	Issued for CC

Limitations and Copyright information:

This report is based on discussions with the project architect and a review of drawings and other relevant documentation provided to us. No site visit was undertaken for the purposes of this project.

This assessment is based on the provided drawings and not based on constructed works, hence the assessment will provide assurance of compliance only if all the recommendations as listed in this report are complied with and constructed in accordance with the requirements of the current BCA, AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on 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.

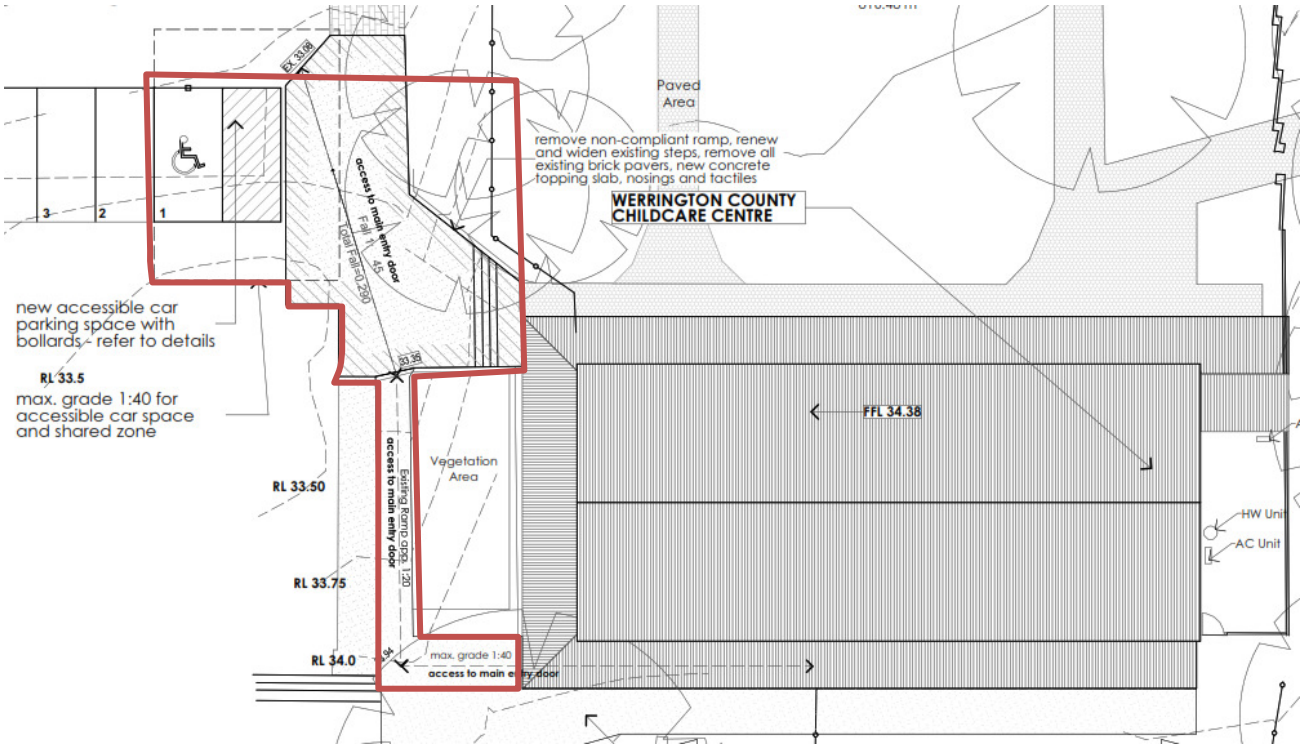
Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder shall allow for construction tolerances. *Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.*

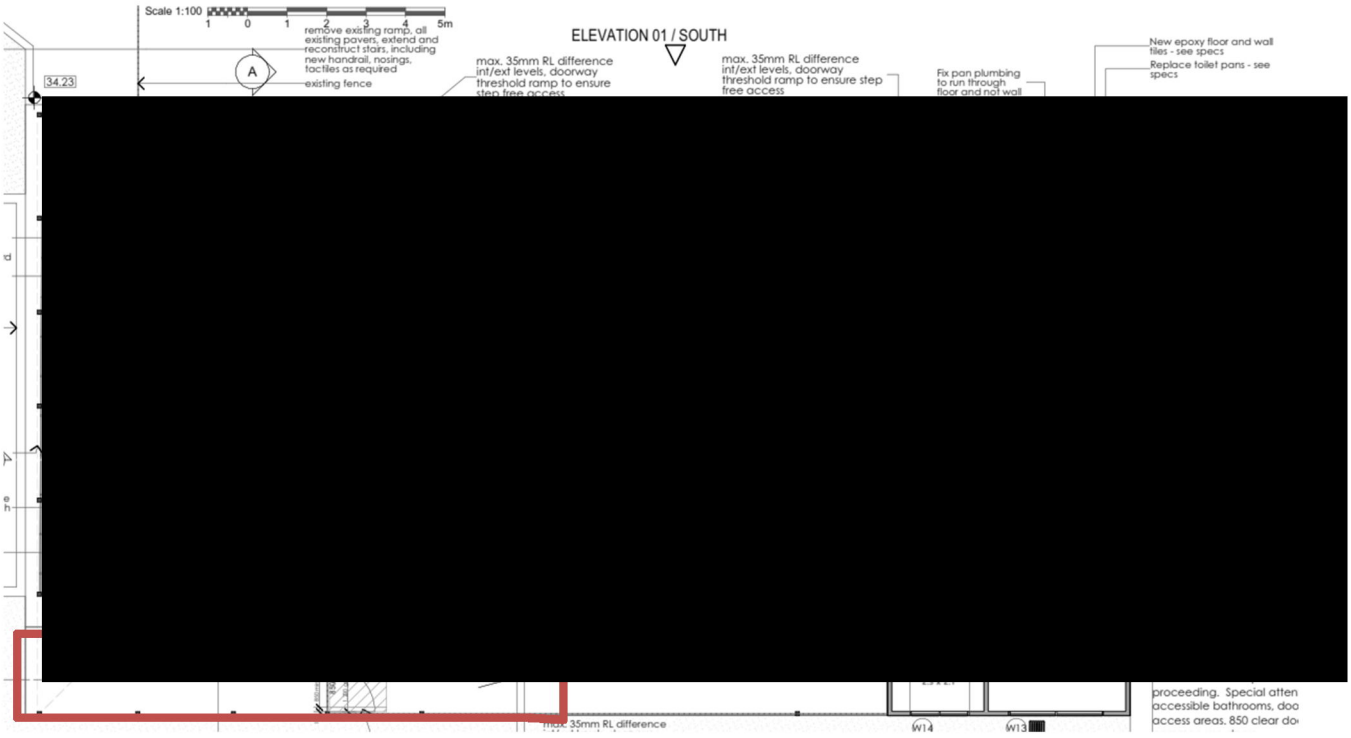
This report is does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We will use our best judgement in regard to the LHA assessments. However, we are not to be held responsible if another licenced LHA assessor comes to a different conclusion about compliance, certification or allocation of a particular Quality mark to us as a number of items are subject to interpretation.

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 shall take full responsibility that the requirements listed in this report are met and the construction and slip resistance shall be as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586 and any other applicable regulation and Australian Standard.

Compliance assessment with Disability (Access to Premises-Building) Standards 2010 (APS) for Existing Buildings

	Affected part upgrades
Requirement	- In general, APS covers new building work to existing buildings, such as an extension or an upgrade. - APS only applies to the part of the building that is the subject of the building approval application (i.e. new and modified works) and the 'affected part' of works. - Application of the APS to the 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. - 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. - 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. - 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.
Compliance Comments	Capable of compliance. As stated in the above requirements, APS only applies to, - New works, - Modified works and - Works within the 'affected part' In this development, the new works, modified works and works within the 'affected part' have been shown in the plan below with a red boundary and include: (a) New accessible car space (b) New external verandah (c) New entry (d) New accessible WC and shower (e) New staff room (f) Fit out of existing WC's for the childcare children, new fit out of kitchen and new store rooms





Note: For compliance update the doorway to the kitchen to provide for 850mm clear opening and door circulation spaces as per AS1428.1

Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

BCA Part D3 Access for People with a Disability

Henceforth the requirements in this report only applies to the, New works, Modified works and Works within the 'affected part' as identified earlier in the report.

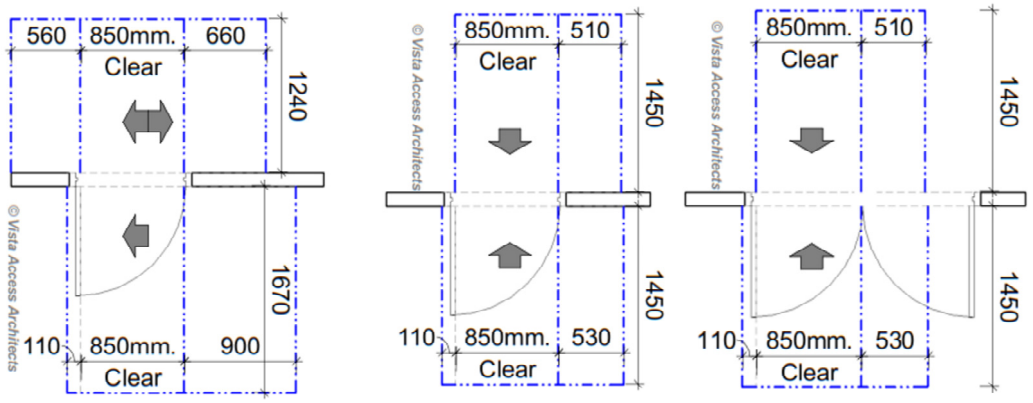
BCA D3.1 General building Access requirements

SOU refers to a Sole Occupancy Unit

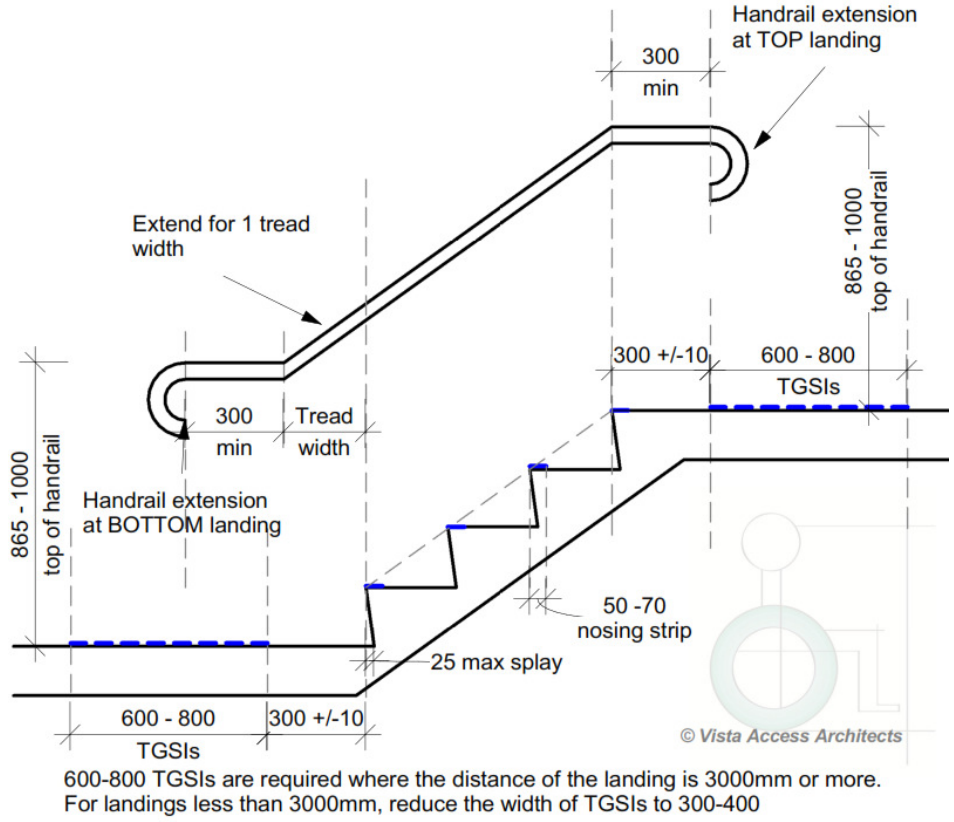
Requirement	**Class 9b**- Schools and early childhood centres. - To and within all areas that are normally used by the occupants.
Compliance Comments	Capable of compliance Access has been provided to and within all areas required to be accessible. Add the above requirements to project specifications to ensure compliance.

BCA Part D3.2 Access to buildings

Requirement	**Accessway is required from;** - Main pedestrian entry door for existing buildings (as per APS). - Any other accessible building connected by a pedestrian link. - Accessible car parking spaces.
Compliance Comments	Capable of compliance - Access via 1:20 grade walkway has been provided from the new accessible car parking space to the main pedestrian entry door of the building. - Access has been provided from accessible car parking spaces by means of compliant walkways. Add the above requirements to project specifications to ensure compliance.

Requirement	**External Walkway / Pedestrian access requirements as per AS1428-2009:** - Accessible path of travel to have a gradient no steeper than 1 in 20 and a cross fall no steeper than 1:40 (1:33 for bitumen). - For 1:20 grade walkways, landings are required every 15M. - The floor surface abutting the sides of the walkway to be provided with a firm and level surface (of a different material) at the same level and grade of the walkway, and extend horizontally for a minimum of 600mm unless one of the following is provided: kerb, kerb-rail and handrail or wall of minimum 450mm height. - Curved walkways to be min 1500mm width with crossfall towards the centre of curvature.
Compliance Comments	Capable of compliance. **Ensure that the side treatment of 1:20 walkway is as per one of the options noted above.** Add the above listed requirements to project specifications to ensure compliance.
Requirement	**Accessway** is required through: - Principal pedestrian entry; and - Not less than 50% of all pedestrian entrances; and - In building with floor area over 500m², a non-accessible entry must not be located more than 50M from an accessible entry.
Compliance Comments	Capable of compliance - The building has only 1 pedestrian entry, which has been designed to be accessible. Add the above requirements to project specifications to ensure compliance.
Requirement	**All common use doorways and doorways to and within Accessible and Adaptable units** to comply with AS1428.1. Where accessible pedestrian entry has Multiple doorways: - At least 1 to be accessible if 3 provided - At least 50% to be accessible, if more than 3 provided - Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)
Compliance Comments	Capable of compliance In common use areas, all single hinged doors and in case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1-2009.  [Image description: Different types of doorways with door circulation requirements as per AS1428.1] Note that the circulation spaces to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space). Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building. Where there is an external level difference at the door threshold, the maximum level difference can be 35mm if provided with a 1:8 doorway threshold ramp.

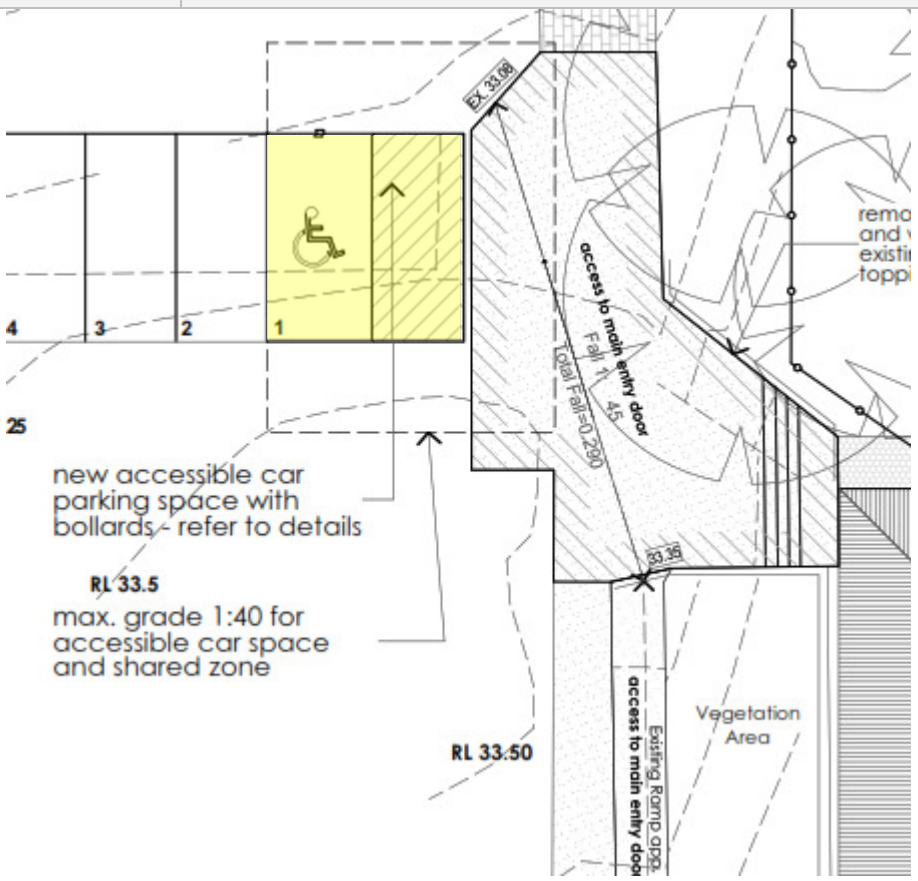
	BCA Part D3.3 Parts of buildings required to be accessible
Requirement	Every **Ramp** with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with Clause 10 of AS1428.1 : - AS1428.1-2009 (including but not limited to - maximum grade of 1:14 with appropriate landings at a maximum of 9M of a flight of ramp). - 1M clear width to be provided between handrails / kerb / kerbrails. - Handrails and kerbs to be provided on both sides with appropriate handrails extensions. - Slip resistance of ramp and landings to comply with BCA Table D2.14
Compliance Comments	N/A No 1:14 ramps have been identified in the development within the new areas, modified areas or areas within the affected path of works.
Requirement	**Step ramp** if provided is to be compliant with: - AS1428.1-2009 including max grade of 1:10, max height of 190mm, max length of 1.9M - Slip resistance of ramp and landings to comply with BCA Table D2.14. - A landing for a step ramp must not overlap a landing for another step ramp or ramp
Compliance Comments	N/A No step ramps have been identified in the development within the new areas, modified areas or areas within the affected path of works.
Requirement	**Kerb ramp** if provided is to be compliant with: - AS1428.1-2009 including max grade of 1:8, max height of 190mm, max length of 1.52M - Slip resistance of ramp and landings to comply with BCA Table D2.14.
Compliance Comments	N/A No kerb ramps have been identified in the development within the new areas, modified areas or areas within the affected path of works.

Requirement	Every **Stairway** (excluding fire-isolated stairway) is to be compliant with Clause 11 of AS1428.1-2009 including; - 1M clear width between handrails. - Stairs to have opaque risers with nosing to have a sharp intersection, or rounded or chamfered to 5mm. - Handrails to be provided on both sides with 1M clearance between them and located between 865mm-1000mm above FFL, with no vertical sections. Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270˚ arc. - Handrails to extend a minimum of 300mm horizontally past the nosing on the top riser. At the bottom of the stairs the handrail is to extend at least one tread depth parallel to the line of the nosing, plus a minimum of 300mm horizontally from the last riser. - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586. It is Builder's responsibility to obtain Certificate stating that the Slip resistance complies with BCA requirements when tested as per AS4586 from the nosing strip supplier or installer. - Where doors are provided on landings, the landing size would also have to comply with the door circulation space requirements.
Compliance Comments	Capable of compliance Add the above listed requirements to project specifications to ensure compliance.  600-800 TGSIs are required where the distance of the landing is 3000mm or more. For landings less than 3000mm, reduce the width of TGSIs to 300-400 [Image description: Diagram shows the requirements of a non-fire-isolated stairway as per AS1428.1]
Requirement	Every **Fire-isolated Stairway** is to be compliant with AS1428.1-2009 in the following aspects: - Handrail on one side (requirement under D2.17) with 1M clear space. Handrail extensions are not required however since the handrails cannot have any vertical sections and since handrail is required to be at a consistent height throughout the stairway including at landings, it may be essential to either provide handrail extensions or offset first riser going up at mid landings to achieve this at 90˚ to 180˚ turns. - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
Compliance Comments	N/A No fire-isolated stairways have been identified in the development within the new areas, modified areas or areas within the affected path of works.

<table>
<tr><td>Requirement</td><td>Slip resistance requirements as per BCA
BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586 :
<table><tr><th>Application</th><th colspan="2">Surface conditions</th></tr><tr><td></td><td>Dry</td><td>Wet</td></tr><tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr></table>
HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces</td></tr>
<tr><td>Compliance Comments</td><td>Capable of compliance.
For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586.
Add the above requirements to the Project Specifications to ensure compliance.</td></tr>
<tr><td>Requirement</td><td>Every Passenger lift is to comply with the requirements of BCA E3.6.</td></tr>
<tr><td>Compliance Comments</td><td>N/A.
No lifts have been identified within the development within the new areas, modified areas or areas within the affected path of works.</td></tr>
<tr><td>Requirement</td><td>Passing spaces requirement
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 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.</td></tr>
<tr><td>Compliance Comments</td><td>N/A
There are no accessways over 20M lengths in the development where a direct line of sight is not available.</td></tr>
<tr><td>Requirement</td><td>Turning spaces requirement
It is a requirement to provide turning spaces in accessways complying with AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).</td></tr>
<tr><td>Compliance Comments</td><td>Complies.
Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mm x 2070mm provided at or within 2M of the end of the passageway.
Add the above listed requirements to project specifications to ensure compliance.</td></tr>
<tr><td>Requirement</td><td>Carpet specifications
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.</td></tr>
<tr><td>Compliance Comments</td><td>Capable of compliance if carpets are provided.
Add the above listed requirements to project specifications to ensure compliance.</td></tr>
<tr><td></td><td></td></tr>
<tr><td></td><td>BCA Part D3.4 Exemption</td></tr>
<tr><td>Requirement</td><td>Access is not required to be provided in the following areas:
- Where access would be inappropriate because of the use of the area
- Where area would pose a health and safety risk
- Any path which exclusively provides access to an exempted area</td></tr>
<tr><td>Compliance Comments</td><td>For information only.
Areas such as lift machine rooms, fire services room, commercial kitchens etc. in the development are exempted from providing access under this clause due to WHS concerns.

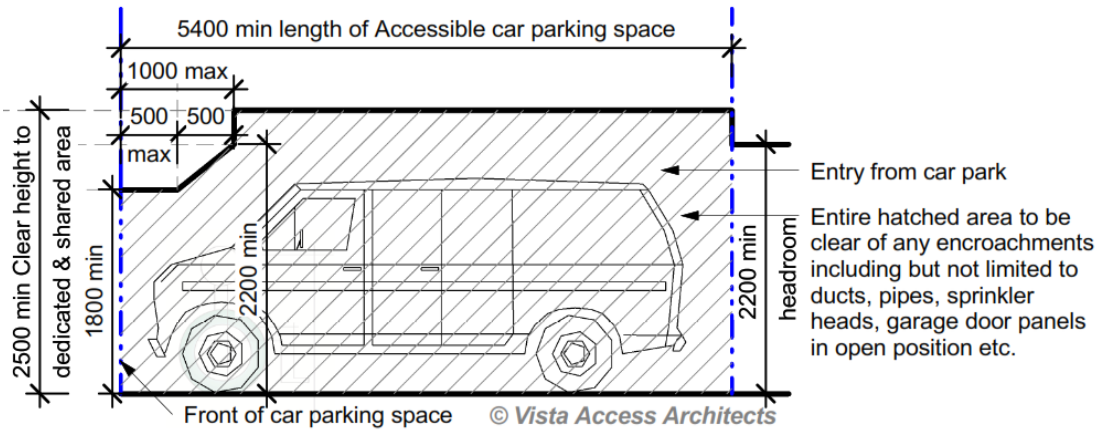
Where a caretaker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.</td></tr>
</table>

	BCA Part D3.5 Accessible Carparking
Requirement	**Class 9b** School - 1 Accessible car parking space per 100 spaces provided Other assembly building - 1 Accessible car parking space per 50 spaces provided and then additional 1 Accessible car parking space per additional 100 spaces provided
Compliance Comments	Complies. Total number of Accessible parking spaces required / provided in the development = 1

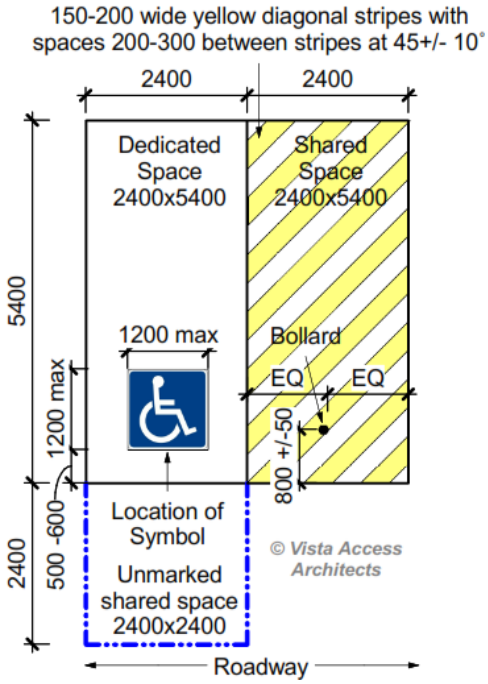


[Image description: Plan of out door parking car space above shows the provision of Accessible parking spaces]

	AS2890.6-2009 requirements for Accessible car parking space
Requirement	- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level - Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors. - Central Bollard in shared space at 800+/-50mm from entry point. - Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking not required where allocated to an Adaptable unit). - Minimum headroom of 2.2M at entrances and 2.5M is required over shared space as well as dedicated spaces. - Non-trafficked area of the shared space to have marking strips at 45˚, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
Compliance Comments	Capable of compliance. Add the above listed requirements to project specifications to ensure compliance. Refer to diagram for requirements, especially in regards to head height requirements. **Note:** The pavement marking shall have the appropriate slip resistance for the location. This requirement is to be added to the project specifications to ensure compliance.



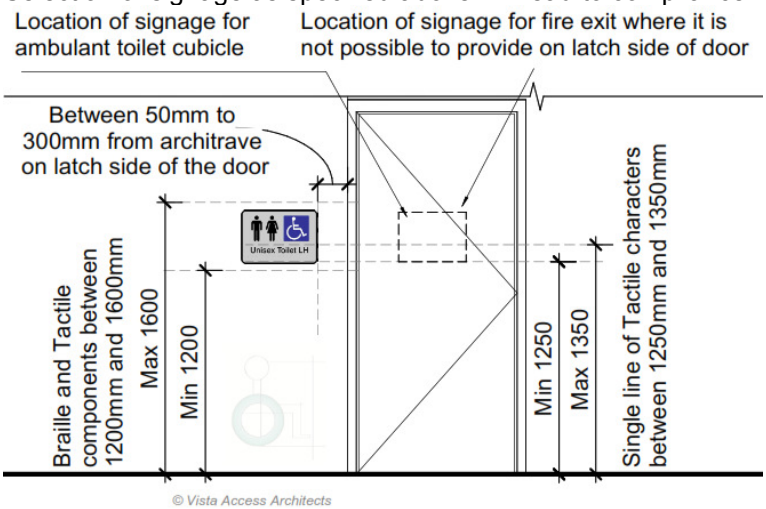
[Image description: Diagram shows head height requirements as per AS2890.6 for both dedicated accessible parking space and the shared space. No beams, pipes, sprinklers or any other encroachments are permissible within the required clear head height space]



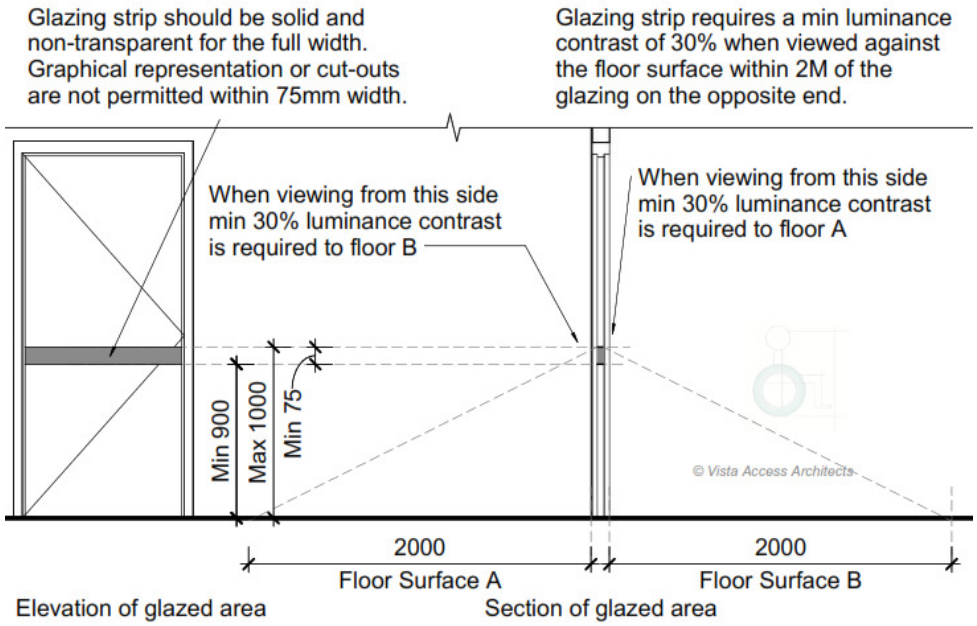
[Image description: Diagram shows spatial requirements of AS2890.6 including line marking, symbol and bollard requirements]

BCA Part D3.6 Signage

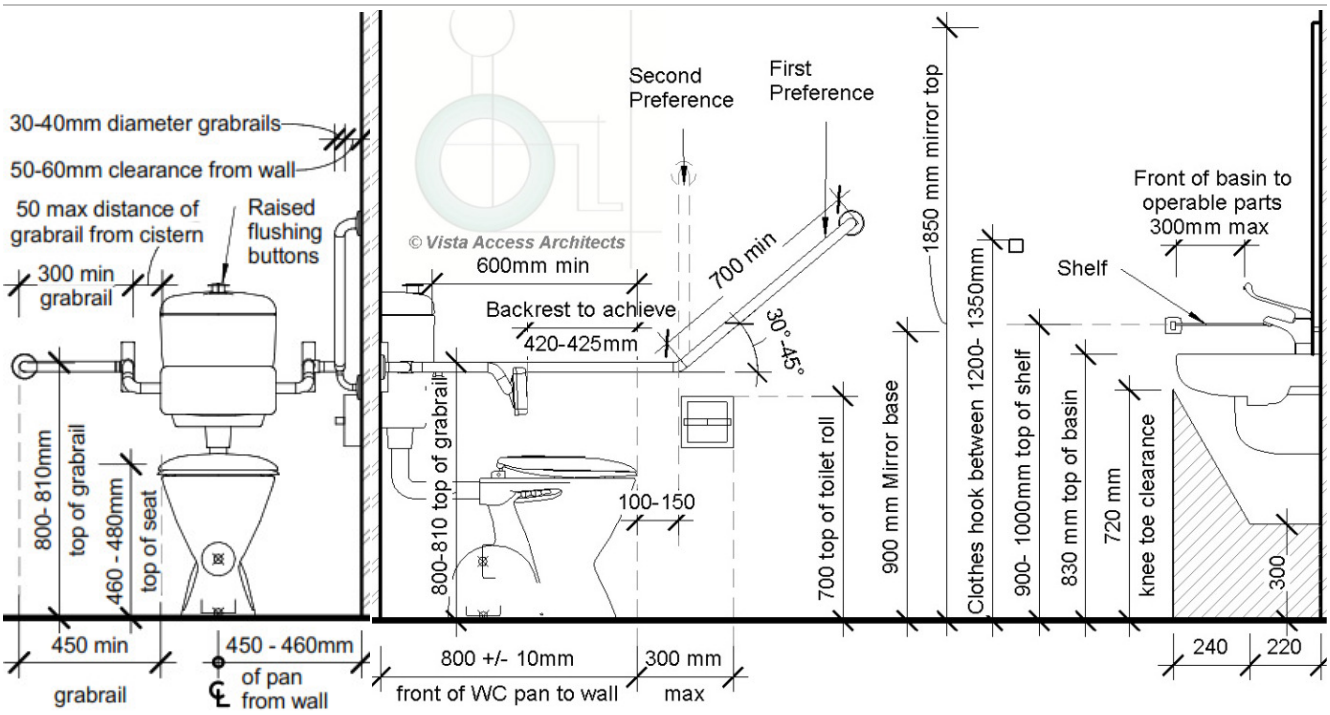
Requirement	**Braille and Tactile signage is required to identify Accessible Sanitary facilities**  International sign of access is required to signage to all accessible sanitary facilities (excluding SOUs within Class 1b or Class 3) and signage is required to identify if facility is for LH (left hand transfer) or RH (right hand transfer) [Image description: Image of Signage]
Compliance Comments	Capable of compliance. The following signage is required: Unisex Accessible toilet on Ground Level- RH transfer signage Add the above listed requirements to project specifications to ensure compliance.
Requirement	**Braille and Tactile signage is required to identify Ambulant Sanitary facilities**
Compliance Comments	N/A No common use, ambulant sanitary facilities have been provided in the development.

Requirement	**Braille and Tactile signage is required to identify Hearing Augmentation**
Compliance Comments	N/A Hearing augmentation is not provided since there is no inbuilt amplification system proposed in the development.
Requirement	 **Braille and Tactile signage is required to identify a Fire exit door** required by E4.5 by stating the 'Exit' and 'Level', followed by either: - The floor level number or floor level descriptor or a combination of both of the above. - Sign must be located on the side that faces a person seeking egress The "?" shown in image above is to be replaced with the floor level where the door is located. [Image description: Image of Signage]
Compliance Comments	Capable of compliance. All doors nominated as Exit doors require signage as described above. Add the above listed requirements to project specifications to ensure compliance.
Requirement	**Signage is required to a non-accessible pedestrian entrance**
Compliance Comments	N/A The development has only 1 entry which has been designed to be accessible.
Requirement	**Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.**
Compliance Comments	N/A
Requirement	**All signage is required to be as per Specification D3.6 Braille and Tactile Signs** - Location of the Braille / tactile components - between 1200mm-1600mm above FFL. - Location of single line of characters – between 1250mm-1350mm above FFL. - Locate signage on the wall on the latch side of the door with the leading edge of the sign located between 50-300mm from the architrave; and where that is not possible, the sign may be placed on the door itself. (excluding Ambulant toilet signage to be on the ambulant toilet cubicle door) - Exit sign must be located on the side that faces a person seeking egress and on the latch side of the door and only where not possible on the door itself. - Sign to have rounded edges with the tactile characters to be as specified in D3.6. - Tactile to be in Title case, with upper case height between 15-55mm (20-55mm for fire exit signage) and lower case min 50% of upper case characters. - Under all lighting conditions, (at the times during which the sign is required to be read) the background, negative space, fill of a sign or border with a minimum width of 5mm must have a luminance contrast with the surface on which it is mounted of not less than 30% and the tactile characters, icons and symbols must have a min luminance contrast of 30% to the surface on which the characters are mounted.
Compliance Comments	Capable of compliance Selection of signage as specified above will lead to compliance.  [Image description: Location of Signage in relation to the doorway] Add the above listed requirements and the requirements of BCA Specification D3.6- Braille and Tactile signs to project specifications to ensure compliance

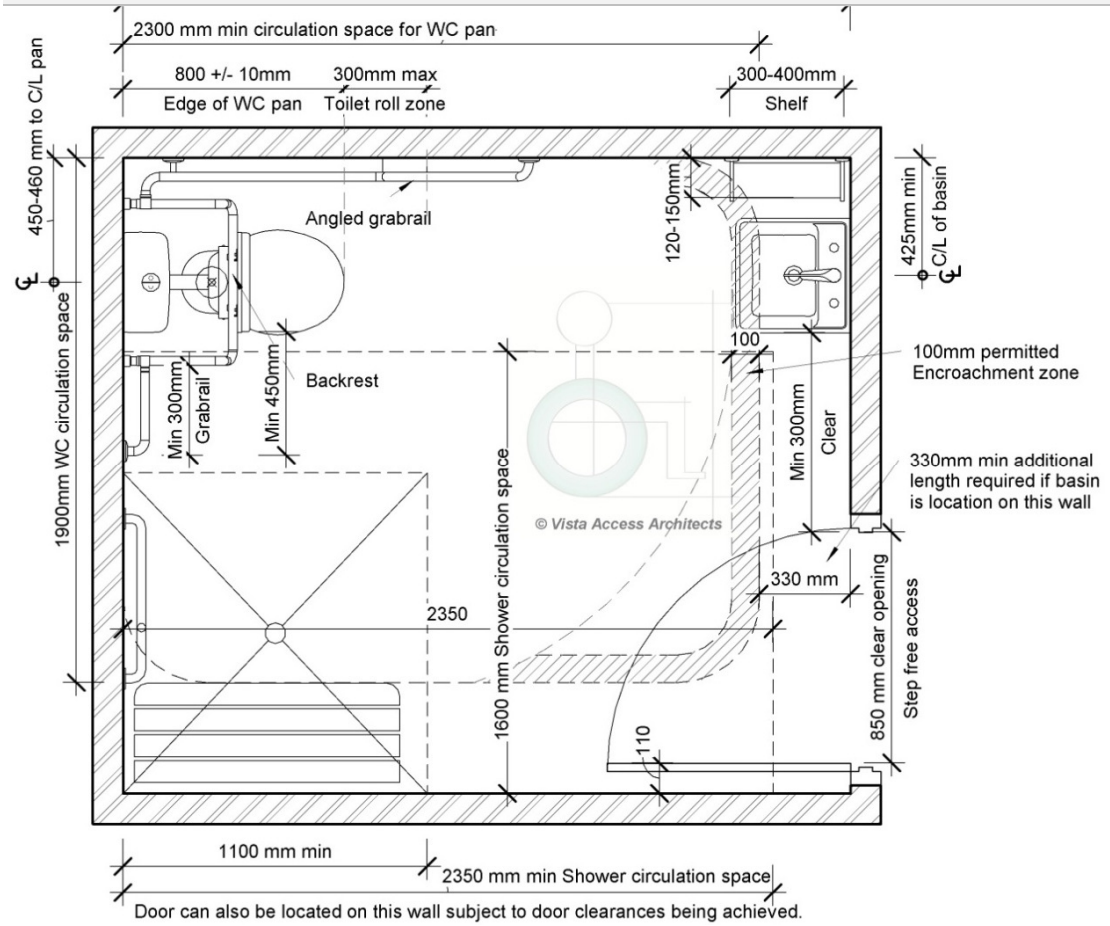
	BCA Part D3.7 Hearing Augmentation
Requirement	**Hearing Augmentation** is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or an reception area where a screen is used.
Compliance Comments	N/A No areas with provision of inbuilt amplification have been identified on plans and hence no hearing augmentation requirements apply to this development.
	BCA Part D3.8 Tactile indicators (TGSIs)
Requirement	**TGSIs are required when approaching:** - Stairways other than fire-isolated stairways. - Escalators / passenger conveyor / moving walk. - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps). - Under an overhead obstruction of <2M if no barrier is provided. - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location). Compliance is required with AS1428.4.1 **Luminance contrast requirements of TGSIs are to be as listed below:** - Integrated TGSIs require min of 30%. Discrete TGSIs require min of 45%. - Discrete with 2 colours require the raised surface to have a min of 60%. Builder is required to obtain certification document from TGSI manufacturer or TGSI installer stating that the TGSIs have been tested and found compliant by a NATA certified laboratory for appropriate slip resistance.
Compliance Comments	Capable of compliance TGSIs are required in the following locations: - At top and bottom landings of stairways (with landings 3M or over), TGSIs required are 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard. - Where the distance of the landing is less than 3M to the nearest nosing edge, the TGSIs shall be reduced to 300–400 mm depth or min 6 discrete cones. - At mid landings of stairway and 1:14 ramp, 300-400mm depth or min 6 discrete cones are required only where handrails are not continuous and landing is less than 3M - If handrails are continuous on both sides of the mid-landing and the distance of the mid-landing is less than 3000mm, then TGSIs are not required to the mid-landing - Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard. Selection of TGSIs as specified will lead to compliance. Add the above listed requirements to project specifications to ensure compliance.
	BCA Part D3.11 Limitations on Ramps
Requirement	**On an accessway:** - A series of connected ramps must not have a combined vertical rise of more than 3.6M; - And a landing for a step ramp must not overlap a landing for another step ramp or ramp.
Compliance Comments	N/A No ramps have been identified in the development.

	BCA Part D3.12 Glazing on Accessways
Requirement	**Glazing requirements:** - 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 - The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.
Compliance Comments	Capable of compliance Glazing strips are required to be provided to full length glazed areas (doors and windows)  [Image description: Requirements for glazing strips to all glazed areas that can be mistaken for a doorway or opening] Selection of glazing strips as specified above will lead to compliance. Add the above listed requirements to project specifications to ensure compliance.
	BCA Part F Accessible Sanitary Facilities BCA F2.4 Accessible sanitary facilities
Requirement	**Accessible unisex toilet** is to be provided in accessible part of building such that; - It can be entered without crossing an area reserved for 1 sex only - Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations - Even distribution of LH and RH facilities - An accessible facility is not required on a level with no lift / ramp access.
Compliance Comments	Complies. 1 unisex accessible RH transfer toilet has been provided in the development

Requirement	**Accessible unisex toilet is to be designed in accordance with AS1428.1-2009** - Floor is to be slip resistant - WC pan requires a circulation space of 1.9M(back of pan) x2.3M. Setout of pan is 800+/-10mm from rear wall and the c/l of pan is to be 450-460mm from side wall. Top of seat of WC pan is to be 460-480mm above FFL - Wash basin requires an additional minimum 330mm when placed on opposite wall of pan and additional minimum 430mm when placed on adjacent side. The top of the washbasin is to be between 800-830mm above FFL. Water taps to be lever or sensor with 50mm clear from any surface - Seat to be full round, take 150kg weight and provide 30% luminance contrast to the background - Backrest to be 150-200mm height, 350-400mm width and 120-150mm above the seat at an angle of 95˚-100˚ back from seat hinge - Flushing control to be proud of surface and located between 600-1100mm above FFL at back or side wall, clear of grabrail area - Top of toilet paper dispenser is to be located maximum of 700mm above FFL and maximum of 300mm from edge of pan - Grabrails, 30-40mm diameter, placed 50-60mm clearance from wall, with no obstructions to top 270˚arc, are to be provided to rear and side wall (90˚or 30˚- 45˚). Horizontal component to be 800-810mm above FFL. Fastenings and construction of grabrails to be capable to withstand 1100N of force. 30˚- 45˚ grabrails are preferred. - Back wall horizontal grabrail to be a minimum of 300mm and located at a maximum of 50mm from the cistern. This grabrail is also required to be minimum 450mm from edge of the pan. - Mirror (minimum 350mm wide) to start from 900mm above FFL, till minimum of 1850mm above FFL - Clothes hanging device to be at height of 1200-1350mm above FFL and at least 500mm from any internal corner - A portable sanitary waste disposal unit to be provided - Shelf is required to be either integrated or as a separate fixture 300-400mm length and 120-150mm wide and located 900-1000mm above FFL - Baby change tables where provided cannot encroach into the circulation space and have a maximum height of 820mm with 720mm underneath when in open position - Soap and paper towel dispensers where provided, to be installed with height of the operative component between 900-1100mm above FFL and no closer than 500mm from an internal corner. - Door to the Accessible toilet requires AS1428.1 compliant door circulation spaces. When door swings next to the washbasin a clear 300mm is required between the door swing and the washbasin. Select the washbasin so that it complies with this requirement.
Compliance Comments	Capable of compliance. Add the above listed requirements to project specifications to ensure compliance. **Ensure that a clear width of 1900mm is available for the accessible toilet as measured when the shower is in the folded position.**



[Image description: Section and Elevation showing requirements for fixtures in an Accessible toilet]



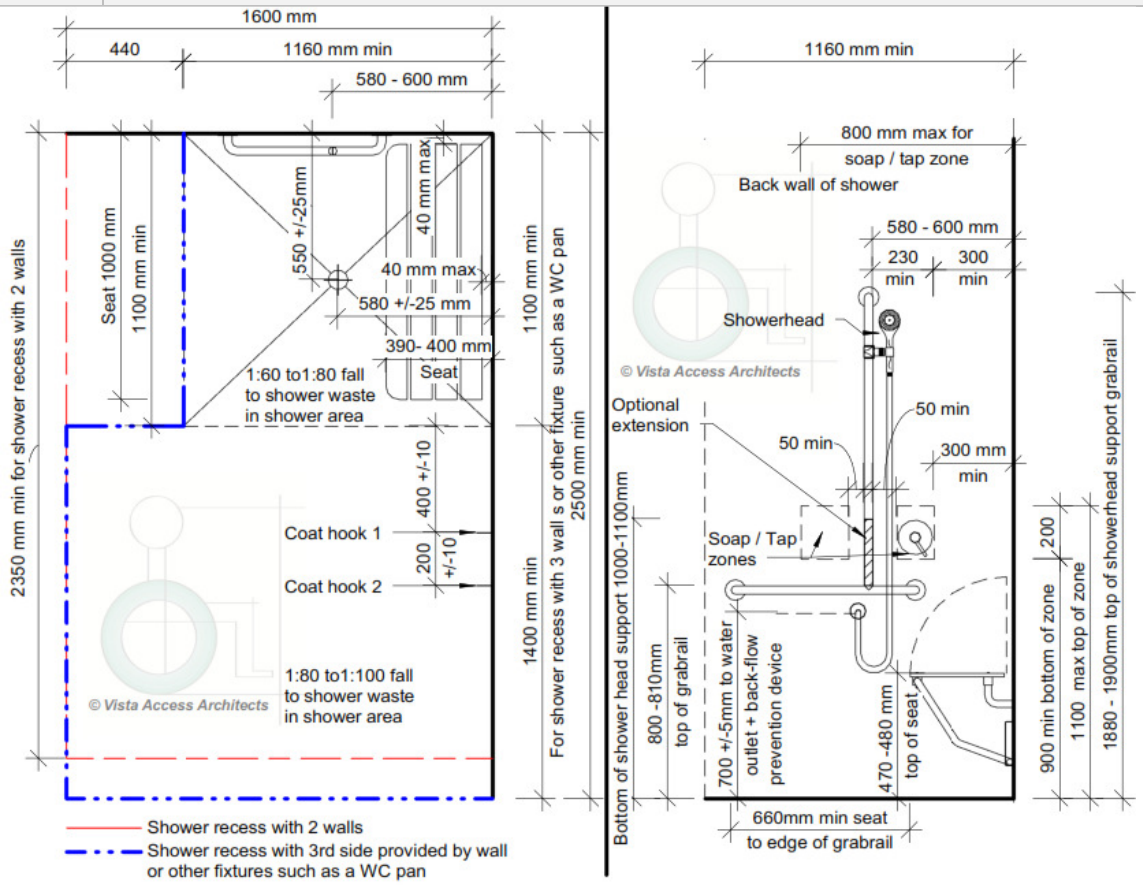
[Image description: Plan showing requirements for fixtures in an LH transfer Accessible toilet and accessible shower as per AS1428.1]

These diagrams show some of the requirements for a LH transfer Accessible toilets as required by AS1428.1-2009.

Mirror image can be used for a RH transfer. Refer to AS1428.1-2009 for a full set of requirements. The dimensions of the bathroom can also be 2Mx2.95M based on alternative shower circulation space.

Requirement	**Ambulant use male / female toilets** are to be provided if an additional toilet to the Accessible unisex toilet is provided
Compliance Comments	N/A. No common ambulant use facilities have been provided in the development.

	BCA F2.4(a) Accessible unisex sanitary compartments
Requirement	**Class 9** - 1 unisex Accessible toilet on every storey containing sanitary compartments. - Where more than 1 bank of sanitary compartments on a level, at 50% of banks
Compliance Comments	Complies 1 unisex accessible RH transfer toilet with accessible shower has been provided.
	BCA F2.4(b) Requirements for Accessible unisex showers
Requirement	**Class 9** - When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance Comments	Complies 1 unisex accessible RH transfer toilet with accessible shower has been provided.
Requirement	**Showers for Accessible use are to be designed in accordance with AS1428.1.** - Flooring to be slip-resistant - Folding seat to be self-draining, slip-resistant, corners rounded to 10-15mm, fold in upwards direction and fastenings, materials and construction to be able to withstand a force of 1100N - Not less than 2 clothes hanging devices, one within 400+/-10mm and other within 600+/-10mm of the folding seat - The floor of shower recess to have a floor grade between 1:60 to 1:80 and the remainder area of bathroom to be between 1:80 and 1:100 - Waste outlet to be center of the shower recess, alternatively a strip drain against the wall is also permissible. - Showerhead to be hand-held type adjustable between 1000-1800mm above FFL on shower head support rail - Water outlet for shower and back flow prevention device to be located 700mm above FFL.



[Image description: Diagram showing requirements for circulation spaces for an accessible shower in both plan and elevation as per AS1428.1]

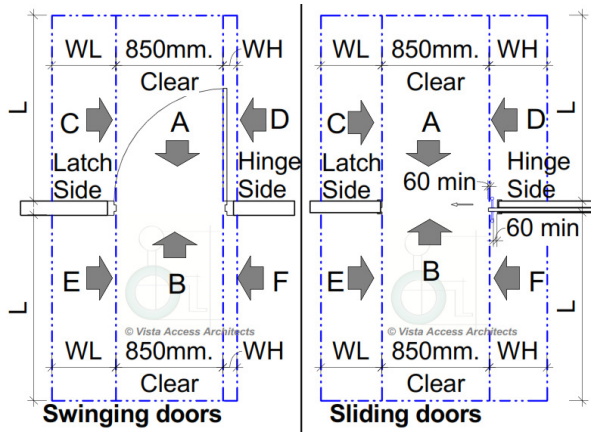
Compliance Comments	Capable of compliance Add the above listed requirements to project specifications to ensure compliance.

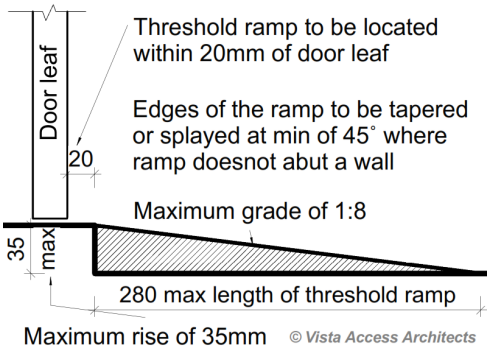
Additional Features required as per AS1428

Refer to AS1428 for full list of requirements.

	The following accessibility requirements apply only to: - New areas, modified areas and areas within the 'affected part' of works as identified earlier in the report
Requirement	**Accessway width requirements** - All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M
Compliance Comments	Complies. Add the above listed requirements to project specifications to ensure compliance.
Requirement	**Doorway requirements** - All common use doorways in the development to have a clear opening of at least 850mm with appropriate door circulation spaces in accordance with AS1428.1 - Door thresholds are to be level or they can incorporate a doorway threshold ramp with a maximum grade of 1:8, for maximum rise of 35mm and a maximum length of 280mm and located within 20mm of the door leaf, with edges to be tapered or splayed at a minimum of 45° where it does not abut a wall. - Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.

CLEAR Door circulation requirements are noted below. In determining passageways widths based on door circulation, allow for spaces measured from skirting to skirting.



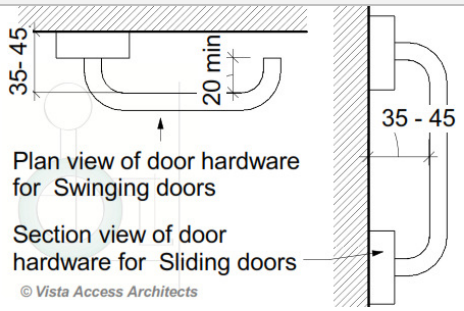
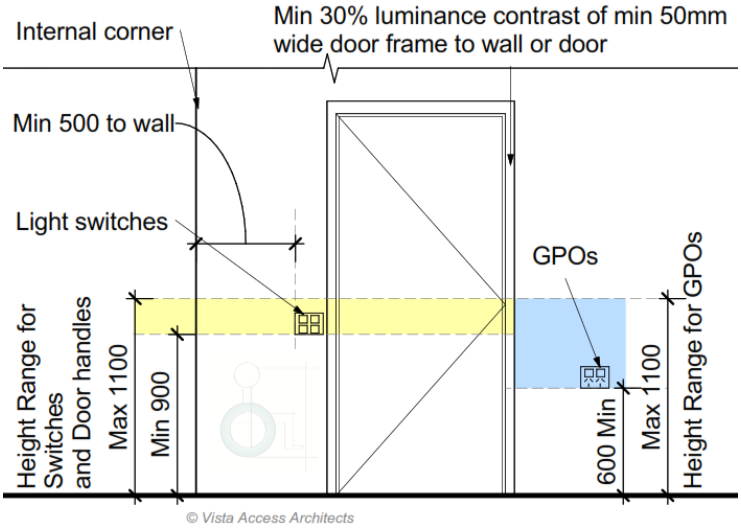


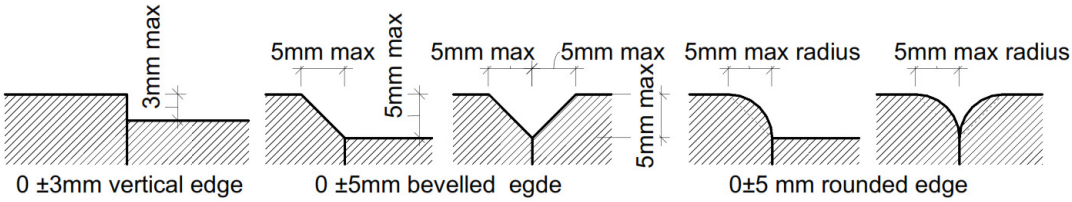
Hinged / Swinging door				Sliding door			
Direction	L	WL	WH	Direction	L	WL	WH
A	1450	530	110	A	1450	530	0
B	1450	510	0	B	1450	530	0
C	1670	900	110	C	1230	660	185
D	1670	900	660	D	1280	660	395
E	1240	660	240	E	1230	660	185
F	1220	340	560	F	1280	660	395
C & D	1670	900	660	C & D	1280	660	660
E & F	1240	660	560	E & F	1280	660	660

[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1]

For surface mounted sliding doors, circulation space on the opposite side of the door face will increase by the value of the wall thickness to the face of the door.

Compliance Comments	Capable of compliance. Add the above listed requirements to project specifications to ensure compliance.

Requirement	**Door hardware requirements;** - D shaped door handles to be used, located at 900-1100mm above FFL - Clearance between the handle and the back plate or the door face at the center grip section of the handle to be between 35-45mm with a minimum of 20mm turn at the end of the handle - Where door to the Accessible WC swings out a door closer will be required. Where a door closer is fitted, (excluding fire door, unless the fire door is used to access a required accessible area), the force required at the door handle to operate the door is not to exceed 20N - Manual control to power operated door to be push button type control with a minimum diameter of 25mm, proud of the surface and located a min of 500mm from an internal corner and between 1M- 2M if hinged door is used - Where snibs are installed in accessible sanitary facility doors, they are required to have a lever handle of a minimum length of 45mm from the center of the spindle - Doors to accessible and ambulant sanitary facilities shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.
Compliance Comments	Capable of compliance Selection of door hardware as specified above will lead to compliance.  Add the above listed requirements to project specifications to ensure compliance.   [Image description: Diagram showing requirements for door hardware and location of door hardware, switches and GPOs as per AS1428.1]
Requirement	**Luminance contrast requirements for doorways.** All doorways to have a minimum luminance contrast of 30% provided between, - Door leaf and door jamb or - Door leaf and adjacent wall or - Architrave and wall or - Door leaf and architrave or - Door jamb and adjacent wall The minimum width of the luminance contrast to be 50mm.
Compliance Comments	Capable of compliance. The painting schedule of walls/doors and door frames are to consider the above requirements when colours are selected. Check Contrast requirements via LRV of colours on http://www.accessarchitects.com.au/luminance-contrast-calculator or download free LRV calculator App from Apple Store or Google Play. Add the above listed requirements to project specifications to ensure compliance.

Requirement	**Floor or ground surfaces** - Use slip-resistant surfaces - The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability. - Abutment of surfaces is to have a smooth transition. - Construction tolerances to be +/- 3mm vertical or +/-5mm, provided the edges have a bevelled or rounded edge (See diagrams below) <u>Grates if used in the accessible path of travel are required to comply with the following:</u> - Circular openings maximum of 13 mm in diameter - Slotted openings maximum of 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel - Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel
Compliance Comments	Capable of compliance. Add the above listed requirements to project specifications to ensure compliance.  [Image description: Diagram showing requirements for floor surfaces as per AS1428.1]
	Switches, Controls and Lighting requirements All switches and controls (including controls for intercom facilities and <u>external lift control buttons</u>) on an accessible path of travel, other than GPOs (general purpose outlets), to be located between 900-1100mm above FFL and not less than 500mm from internal corners except where on the architrave on the latch side and to internal lift areas which are to be as per AS1735.12. **In Accessible sanitary facilities;** - Rocker action / toggle switches to be provided in with a minimum size of 30mmx30mm - Push pad switches if used to have a minimum dimension of 25mm diameter - GPOs to be located between 600-1100mm above FFL and minimum of 500mm from any internal corners
Compliance Comments	Capable of compliance.  Selection of lighting fixtures and locating them as specified above will lead to compliance. Add the above listed requirements to project specifications to ensure compliance. [Image description: Image showing requirements for switches in accessible sanitary facilities and accessible SOUs as per AS1428.1] .

Disability Discrimination Act

Advisory Only

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability.

Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts.

Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

Some recommendations to address common furniture and fittings have been listed below. Non provision of the below recommendations may not affect compliance under the BCA but may leave the building owner vulnerable to a claim under the DDA.

For new kitchens, it is suggested that this kitchen could be made partially accessible by providing a width of 900mm next to the sink as vacant space (without cabinetry under the bench top) and a long lever tap with spout and handle within 300mm from the front of the benchtop. The distance in between the benches to be 1550mm. 1 double GPO to be provided within 300mm from the edge of the benchtop. This would allow a person in a wheelchair to independently move within the kitchen and use basic facility, being the sink independently.

For new reception tables in childcare centres, it is recommended that a lower section for a width of 900mm could be provided to be able to be used by a person in a wheelchair. Height of the FFL (finished floor level) to the top of the table to be 850+/-20mm and height of clearance beneath the unit from the FFL to be 820+/-20mm.

Statement of Experience

Farah Madon- Director

ACAA Accredited Access Consultant, NDIS SDA Assessor, Livable Housing Assessor & Changing Places Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA). Membership no 281
- Architect registered with the NSW Architect's Registration Board. Reg number 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice member. No 49397
- Registered Assessor of Livable Housing Australia. Licence no 10032
- Internationally Certified Access Consultant GAATES ICAC. Membership BE-02-021-20
- Registered Assessor of Changing Places Australia. Registration no CP006

Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- International Certification of Accessibility Consultants– Built Environment (ICAC-BE) Program, Level 2 Advanced Accessibility Consultant
- Diploma of Access Consulting CPP50711
- Accredited Specialist Disability Accommodation (SDA) Assessor's Course
- Standards Australia's course on 'Writing Australian Standards'
- OHS Construction Induction Training Certificate
- Changing Places Australia's Training for Assessors

Farah has 20 years of experience of working in the field of Architecture and Access. Farah specialises in access consultancy services, including NDIS SDA Assessments, access related advise, auditing and reporting services, performance solution assessments for access related issues under the BCA.
Farah is the lead author of the NDIS SDA Design Standard. She has been invited as an expert witness for Access related matters in the Land and Environment Court.

Farah currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- Committee member of ME-064 Committee of Standards Australia responsible for the AS4299 and AS1428 suite of standards.
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's (RAIA) National Access Work Group (NAWG)
- Management Committee member of NSW Network of Access Consultants
- Livable Housing Australia's Industry Reference Group (IRG) Member

Farah has previously held the following roles:

- Vice President of ACAA from 2016 to 2019 and Management committee member of ACAA from 2011 till 2019.
- Convener of the ACAA's Access related Practice and Advisory Notes

Meet our team

Vanessa Griffin- ACAA Accredited Access Consultant, NDIS SDA Assessor, Livable Housing Assessor & Changing Places Assessor

- Accredited member of ACAA. Membership no 500
- Registered Assessor of Livable Housing Australia.
- Member of AIBS – Australian Institute of Building Surveyors

Vanessa's Educational Profile and Qualifications include:

- Diploma of Surveying and Diploma of Health and Building Surveying
- Certificate IV in Access Consulting
- OHS Construction Induction Training Certificate
- Changing Places Australia's Training for Assessors
- Accredited Specialist Disability Accommodation (SDA) Assessor's Course

Jenny Desai- ACAA Accredited Access Consultant

- Accredited member of ACAA. Membership no 572

Jenny's Educational Profile and Qualifications include:

- Master of Design (M.Des) from University of Technology, Sydney
- Certificate IV in Access Consulting
- OHS Construction Induction Training Certificate