

Access Compliance Report

to accompany a

DA/CC

Development Address:

Client: Penrith City Council, Cultural and Community Development Department



This report is for proposed Addition and Alterations to Existing building, the development being a building with classification as detailed below;

- Class 5 (office building for professional or commercial use)
- Class 9b (assembly building, school)

This report is based on;

- Access relevant sections of Building Code of Australia (BCA) 2014, Parts D3, E3 and F2 (where applicable)
- Disability (Access to Premises-Building) Standards 2010 (henceforth referred 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)
- AS1735.12-1999 Lifts Part 12: Facilities for persons with disabilities
- Australian Human Rights Commission's Guidelines on application of APS, Version 2

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 requirements of this report the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010 and the Access relevant sections of Building Code of Australia 2014

Yours sincerely,

Farah Madon

Accredited Access Consultant and Architect

Vista Access Architects Pty. Ltd.



General overview of Project:

This development consists of an existing heritage building with meeting rooms a common meeting hall and associated works.

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

Relevant dates:

- Fee proposal, number FP1500.
- Fee proposal emailed on 11-11-2015.
- Fee proposal accepted by Client on 11-11-2015.

Assessed Drawings:

The following drawings by Penrith City Council have been assessed for compliance.

Drawing no	Date	Issue	Details
MP-A- 13-03	27-01-2015	B	Demolition plan, emailed on 24-03-2015
MP-A- 13-04	27-01-2015	B	Proposed plan, emailed on 24-03-2015
MP-A- 13-05	27-01-2015	B	Elevations Sheet 1 of 2, emailed on 24-03-2015
MP-A- 13-06	27-01-2015	B	Elevations Sheet 2 of 2, emailed on 24-03-2015
MP-A- 13-07	27-01-2015	B	Sections, emailed on 24-03-2015

Document Issue:

Date	Issue	Details
26-03-2015	A	Issued for DA/CC

Limitations and Copyright information:

The 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.

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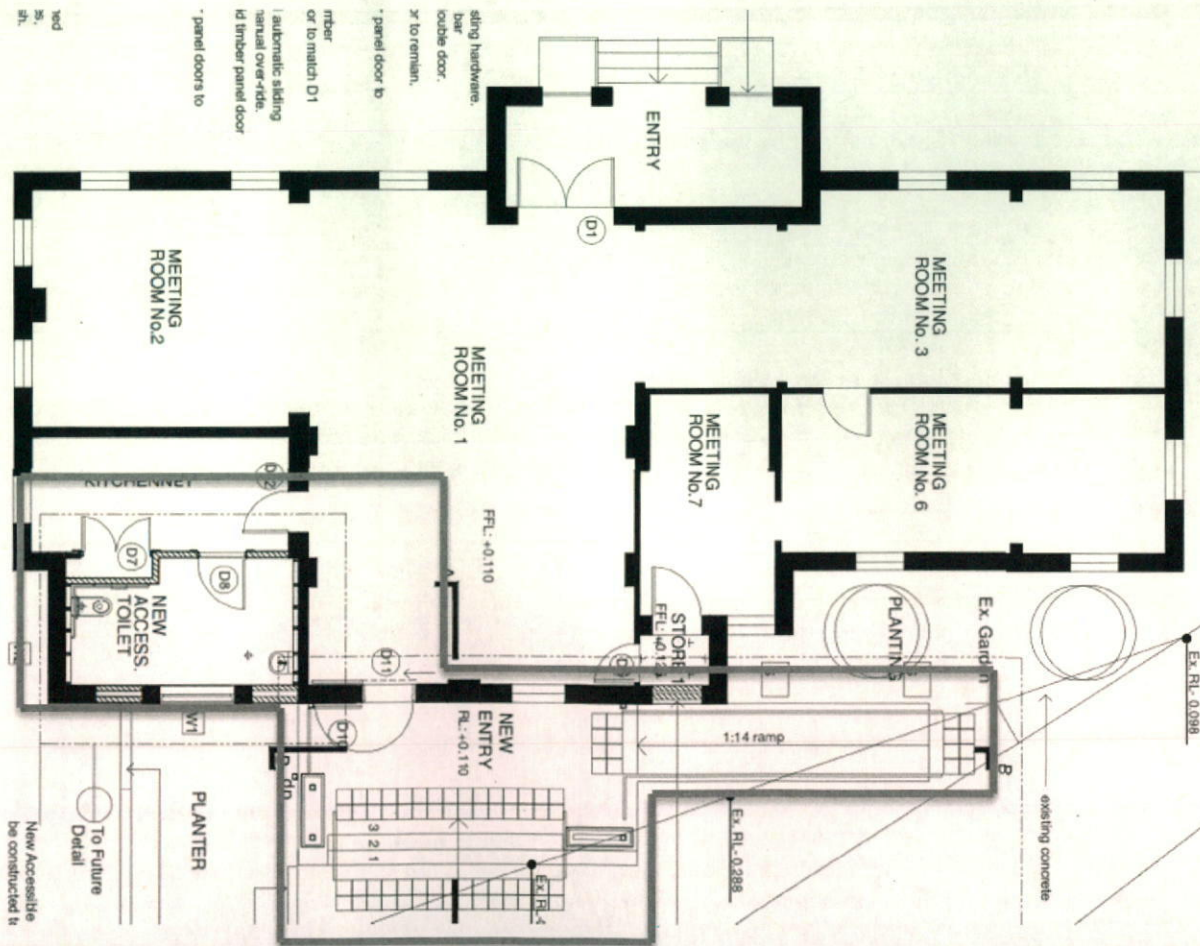
This report is does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report.

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

Affected part upgrades

Application of Premises Standards to existing buildings

Requirement	<ul style="list-style-type: none"> - In general, APS covers new building work to existing buildings, such as an extension or upgrade - APS only apply to that part of the building that is the subject of the building approval application and the 'affected part' - 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 - 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	<p>Complies</p> <p>The building is an existing building and as such access is only required to the following areas,</p> <ul style="list-style-type: none"> - All new areas - All modified areas - All areas within the "affected part of works". <p>Affected part of works has been shown in red boundary on the plan below.</p> <p>The reminder of this report related only the areas which require access under the APS as described above.</p>



Compliance assessment with Access related requirements of BCA and the APS (Access to Premises Standards)

	<p>BCA Part D3 Access for People with a Disability</p> <p>BCA D3.1 Requirements for Access</p> <p>Only applies to :</p> <ul style="list-style-type: none"> - All new areas - All modified areas - All areas within the "affected part of works".
Requirement	<p>Class 5 / 9b</p> <p>To and within all areas that are normally used by the occupants.</p>
Compliance Comments	<p>Complies.</p> <p>Access has been provided to and within all areas.</p>
	<p>BCA Part D3.2 Access to buildings</p>
Requirement	<p>Accessway is required from;</p> <ul style="list-style-type: none"> - Main pedestrian entry at the site boundary for new buildings - 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	<p>Complies.</p> <p>New entry created is accessible. by means of a new 1:14 ramp. Existing non-accessible entry has been closed off and will only be used as an exit door.</p>
Requirement	<p>Accessway is required through:</p> <ul style="list-style-type: none"> - Main entry and - Not less than 50% of all pedestrian entrances and - In building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart
Compliance Comments	<p>Complies</p> <p>The building has only 1 new pedestrian entry, which has been designed to be accessible.</p>
Requirement	<p>Where accessible pedestrian entry has Multiple doorways:</p> <ul style="list-style-type: none"> - At least 1 to be accessible if 3 provided - At least 50% to be accessible, if more than 3 provided <p>Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)</p>
Compliance Comments	<p>N/A</p> <p>Only single hinged doors have been used.</p> <p>All doors within the red boundary area required to provide a clear opening of 850mm with the door circulations spaces and door hardware and luminance contrast as per AS1428.1.</p> <p>Add the above listed requirements to project specifications to ensure compliance.</p>
	<p>BCA Part D3.3 Parts of buildings required to be accessible</p>
Requirement	<p>Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1 including:</p> <ul style="list-style-type: none"> - Maximum gradient of 1:14 with 1.2M landings at top and bottom and at every 9M - At 90° turns a landing of 1.5x1.5M is required. 500mm chamfer to internal corner is permitted. - At 180° turns the depth of landing is to be a minimum of 1.54M (clear between handrails) - Where doors are provided on ramp landings, the landing size would also have to comply with the door circulation space requirements - Handrails to be provided on both sides with 1M clearance between them and located between 865-1000mm above FFL (finished floor level) with no vertical sections. - Diameter of handrails to be between 30-50mm (30mm preferred) and located not less than 50mm from adjacent walls with no obstructions to top 270° arc - Handrail to extend a minimum of 300mm horizontally past the transition point at the top

	<p>and bottom of the ramp except where the inner handrail is continuous at an intermediate landing</p> <ul style="list-style-type: none"> - Kerbs / kerb rail to be provided on both sides, either minimum 65mm or 150mm above FFL and height not between 75-150mm above FFL with no gaps over 20mm within the same range - Slip resistance of ramps and associated landings to comply with BCA Table D2.14 when tested in accordance with AS4586. For 1:14 ramps, slip resistance of R11 / P4 should be provided (requirement under D2.10). Obtain Certificate stating that the Slip resistance complies with BCA requirements when tested as per AS4586.
Compliance Comments	<p>Capable of compliance. Add the above listed requirements to project specifications to ensure compliance</p>

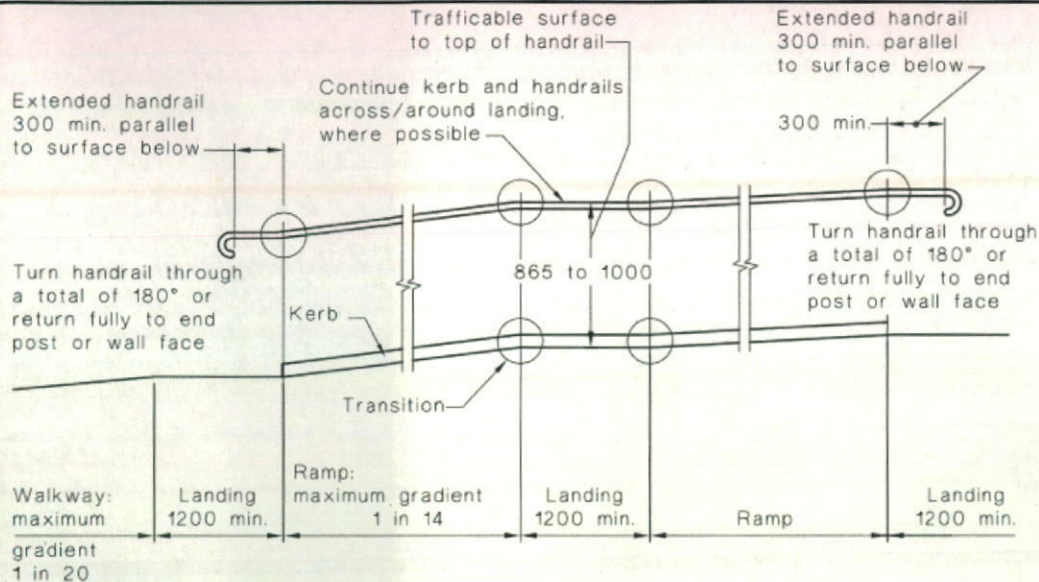
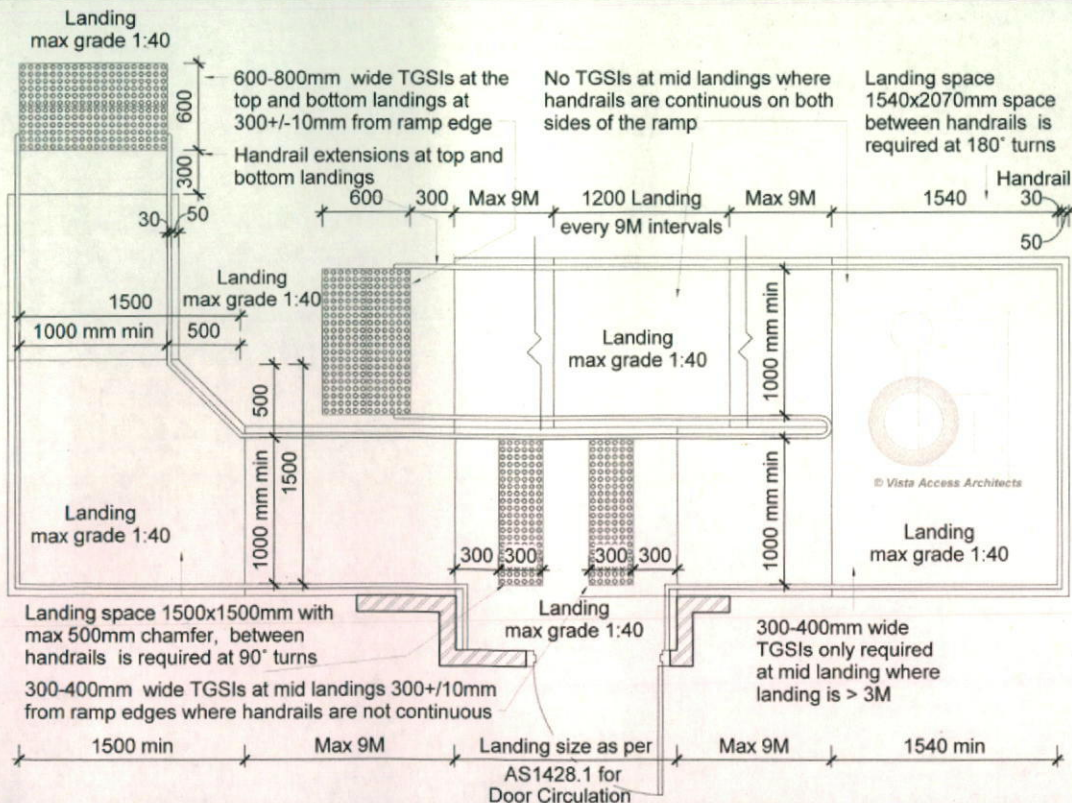


Figure 14 AS1428.1-2009

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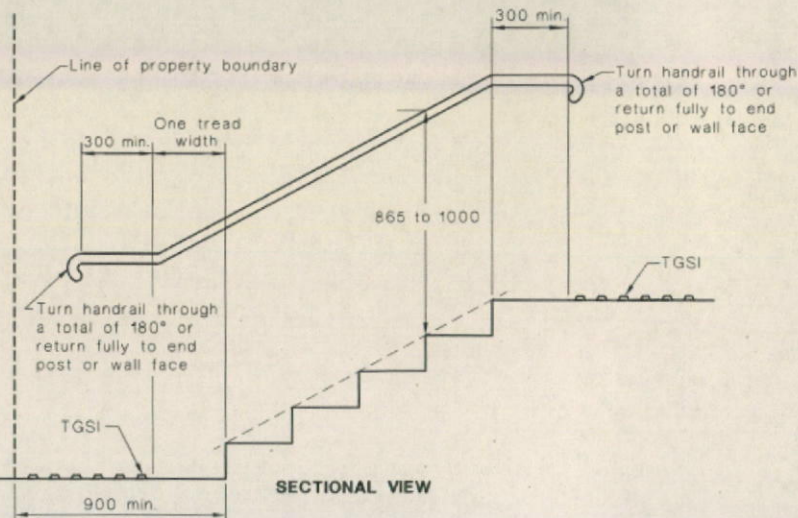
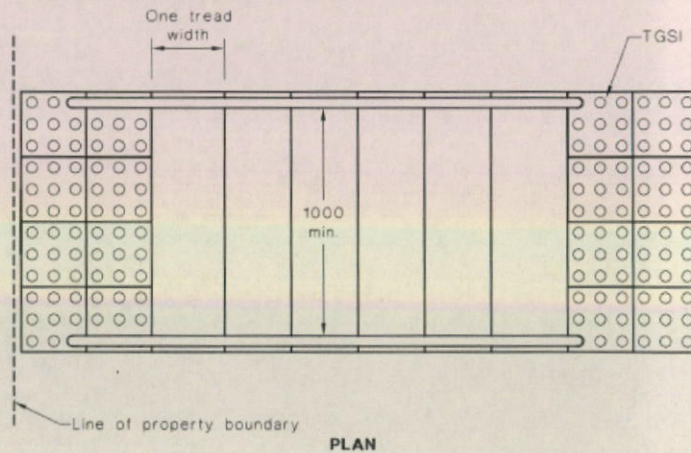


Requirement	Step ramp if provided is to be compliant with: <ul style="list-style-type: none"> - AS1428.1 - Slip resistance of ramp and landings to comply with BCA Table D2.14
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Compliance Comments	N/A No step ramps have been identified in the development.
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Requirement	Every Stairway (excluding fire-isolated stairway) is to be compliant with AS1428.1 including; <ul style="list-style-type: none"> - Stairs to have opaque risers with nosing to have a sharp intersection, or rounded or chamfered to 5mm - Each tread to have a nosing strip between 50-75mm for the full width of the stair, which can be setback for a maximum of 15mm from the front of the nosing. This strip is to have a minimum luminance contrast of 30% to the background and to comply with any change in level requirements if attached on the treads - Handrails to be provided on both sides with 1M clearance between them and located between 865-1000mm above FFL, with no vertical sections. Diameter of handrails to be between 30-50mm 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 also comply with BCA Table D2.14 when tested in accordance with AS4586. For treads and landings, slip resistance of R11 / P4 and for nosing strips slip resistance of P4 should be provided (requirement under D2.13 and D2.14). Obtain Certificate stating that the Slip resistance complies with BCA requirements when tested as per AS4586. - Where doors are provided on landings, the landing size would also have to comply with the door circulation space requirements
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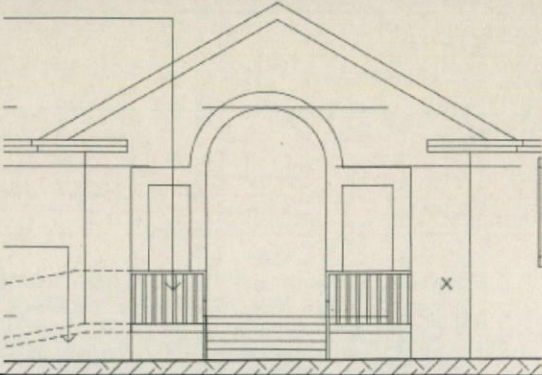
Compliance Comments



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

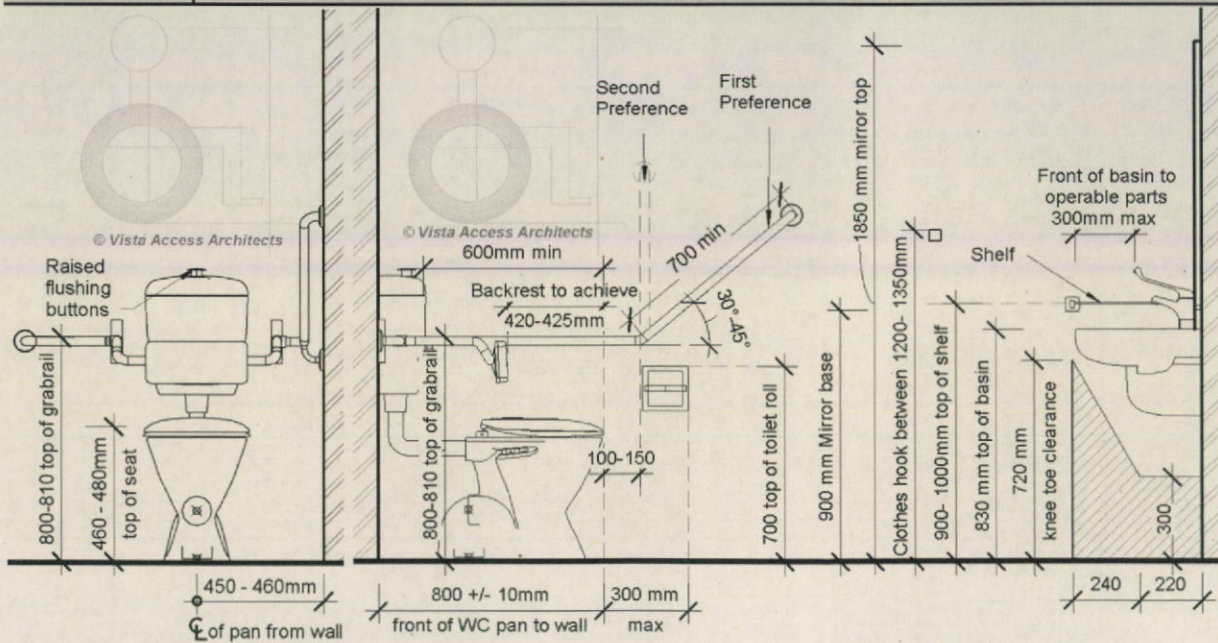
Figure 26A AS1428.1-2009
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Requirement	Every Fire-isolated Stairway is to be compliant with AS1428.1 only in the following aspects: <ul style="list-style-type: none"> - Nosing strips with minimum of 30% luminance contrast - Handrail on one side (requirement under D2.17) and - Slip resistance to comply with BCA Table D2.14
Compliance Comments	N/A No fire-isolated stairways have been identified in the development.
Requirement	Every Passenger lift is to comply with the requirements of BCA E3.6
Compliance Comments	N/A No lifts have been identified in the development.
Requirement	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 1800 x 2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
Compliance Comments	N/A There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
Requirement	Turning spaces requirement 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).
Compliance Comments	Complies. Adequate turning spaces have been provided. Add the above listed requirements to project specifications to ensure compliance.
Requirement	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.
Compliance Comments	Capable of compliance if carpets are provided in the common use areas. Selection of carpets as specified above will lead to compliance. Add the above listed requirements to project specifications to ensure compliance.
BCA Part D3.4 Exemption	
Requirement	Access is not required to be provided in the following areas : <ul style="list-style-type: none"> - 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
Compliance Comments	For information only. 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. In this case access to the storage room created by closing off an entry way can also be excluded from providing access under the provisions of this clause.
BCA Part D3.5 Accessible Carparking	
Requirement	Class 5 <ul style="list-style-type: none"> - 1 space per 100 carparking spaces Class 9b 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
Compliance Comments	N/A No changes are proposed to the car parking areas as a part of this development and hence car parking requirements are not triggered. Refer to the "Affected part of work" section of this report for further details.

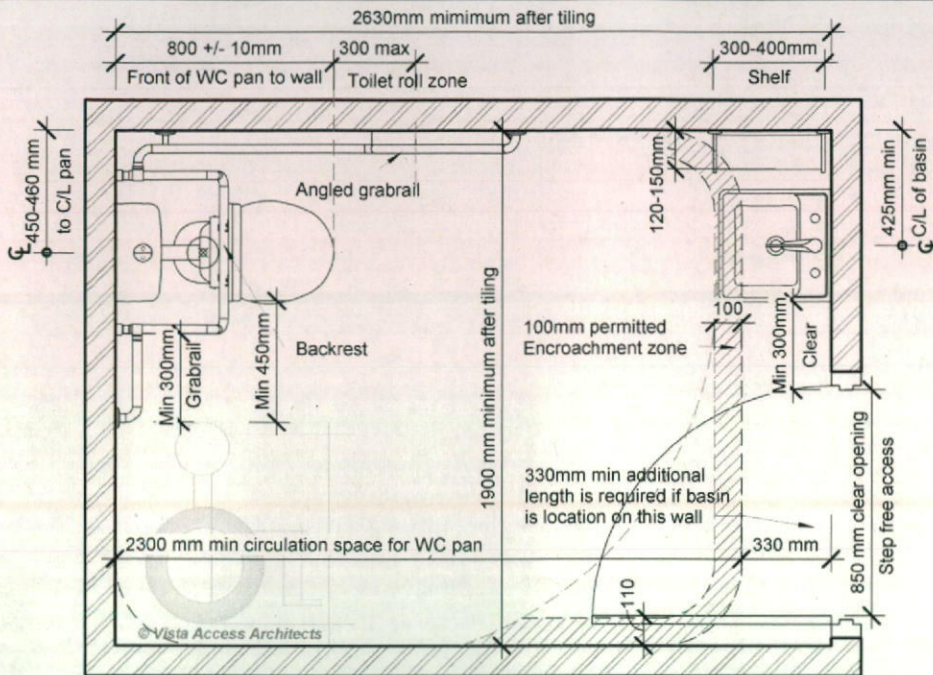
BCA Part D3.6 Signage	
Requirement	<p>Braille and Tactile signage is required to identify Accessible Sanitary facilities</p> <div style="display: flex; align-items: flex-start;"> <div style="border: 1px solid black; padding: 5px; margin-right: 10px;">  <p>Unisex Toilet LH</p> </div> <div> <ul style="list-style-type: none"> - 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) - 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. Height between 1200-1600mm above FFL - Where a bank of toilets is not provided with a unisex accessible facility then a direction sign with international symbol of access is required to direct a person to the nearest unisex accessible facility </div> </div>
Compliance Comments	<p>Capable of compliance. 1 LH transfer accessible toilet has been proposed which will require signage as shown above. Selection of signage as specified above will lead to compliance. Add the above listed requirements to project specifications to ensure compliance</p>
Requirement	<p>Braille and Tactile signage is required to identify Ambulant Sanitary facilities Place sign on door itself.</p>
Compliance Comments	<p>N/A No ambulant use toilets have been proposed in the development.</p>
Requirement	<p>Braille and Tactile signage is required to identify Hearing Augmentation International sign of deafness is required to signage to identify a space with hearing augmentation, also identify the type, area covered and location of receiver if used.</p>
Compliance Comments	<p>N/A Hearing augmentation is not provided since there is no inbuilt amplification system proposed in the development.</p>
Requirement	<div style="display: flex; align-items: flex-start;"> <div style="border: 1px solid black; padding: 5px; margin-right: 10px;">  <p>Exit - Level 1</p> </div> <div> <p>Braille and Tactile signage is required to identify a Fire exit Signage is required to identify a fire exit door by stating the 'Exit' and 'Level', followed by the floor level number.</p> <p><i>An example of signage for Level 1 is shown.</i></p> </div> </div>
Compliance Comments	<p>Capable of compliance. All doors nominated as Exit doors require signage as described above. Selection of signage as specified above will lead to compliance. Add the above listed requirements to project specifications to ensure compliance.</p>
Requirement	<div style="display: flex; align-items: flex-start;"> <div style="border: 1px solid black; padding: 5px; margin-right: 10px;">  <p>Accessible Entrance</p> </div> <div> <p>Signage is required to a non-accessible pedestrian entrance as per AS1428.1 to direct to the nearest accessible pedestrian entry.</p> <p><i>Arrow direction on this signage is indicative only and the direction of the arrow will be based on the location of the accessible entry.</i></p> </div> </div>
Compliance Comments	<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;">  </div> <div style="flex: 1; padding-left: 10px;"> <p>Capable of compliance. This type of signage is required to the existing non-accessible entry point (which is now only to be used as a fire exit). Place signage as shown with red cross on elevation. Add the above listed requirements to project specifications to ensure compliance.</p> </div> </div>

	BCA Part D3.8 Tactile indicators (TGSIs)
Requirement	<p>TGSIs are required when approaching:</p> <ul style="list-style-type: none"> - 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) <p>Compliance is required with AS1428.4.1 Luminance contrast requirements of TGSIs are to be as listed below,</p> <ul style="list-style-type: none"> - 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% <p>Obtain certification document from manufacturer stating that the TGSIs have been tested and found compliant by a NATA certified laboratory for appropriate slip resistance.</p>
Compliance Comments	<p>Capable of compliance.</p> <p>In the proposal, TGSIs are required in the following locations:</p> <ul style="list-style-type: none"> - 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 <p>Selection of TGSIs as specified will lead to compliance. Add the above listed requirements to project specifications to ensure compliance.</p>
	BCA Part D3.11 Limitations on Ramps
Requirement	<ul style="list-style-type: none"> - A series of connecting ramps cannot have a vertical height of 3.6M - A landing for a step ramp cannot overlap a landing for another ramp
Compliance Comments	Complies.
	BCA Part D3.12 Glazing on Accessways
Requirement	<p>Glazing requirements:</p> <ul style="list-style-type: none"> - 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
Compliance Comments	<p>Capable of compliance, IF provided to full length glazing Selection of glazing strips as specified above will lead to compliance. Add the above listed requirements to project specifications to ensure compliance.</p>
	BCA Part F Accessible Sanitary Facilities
	BCA F2.4 Accessible sanitary facilities
Requirement	<p>Accessible unisex toilet is to be provided in accessible part of building such that;</p> <ul style="list-style-type: none"> - 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 <p>If no lift is required to be provided to a level, then accessible facility is not required on that level.</p>
Compliance Comments	Complies.

Requirement	Accessible unisex toilet are to be designed in accordance with AS1428.1
	<ul style="list-style-type: none"> - 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. - Mirror 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 with the width and length requirements, based on selected fixtures. Add the above listed requirements to project specifications to ensure compliance.



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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.

Please note that the size of the basin will have an effect on the minimum size of the toilet due to the 300mm clear space required from door swing to the edge of the basin as well as the maximum permissible 100mm encroachment in the 2300mm circulation space

Door can also be located on this wall subject to door clearances being achieved.

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 ambulant use sanitary facilities have been proposed in the development.
BCA F2.4(a) Accessible unisex sanitary compartments	
Requirement	Class 5 / 9b 1 on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
Compliance Comments	Complies
BCA F2.4(b) Requirements for Accessible unisex showers	
Requirement	Class 5 / 9b When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance Comments	N/A Accessible showers are not required in this development.

Additional Features required as per AS1428

Refer to AS1428 for full list of requirements.

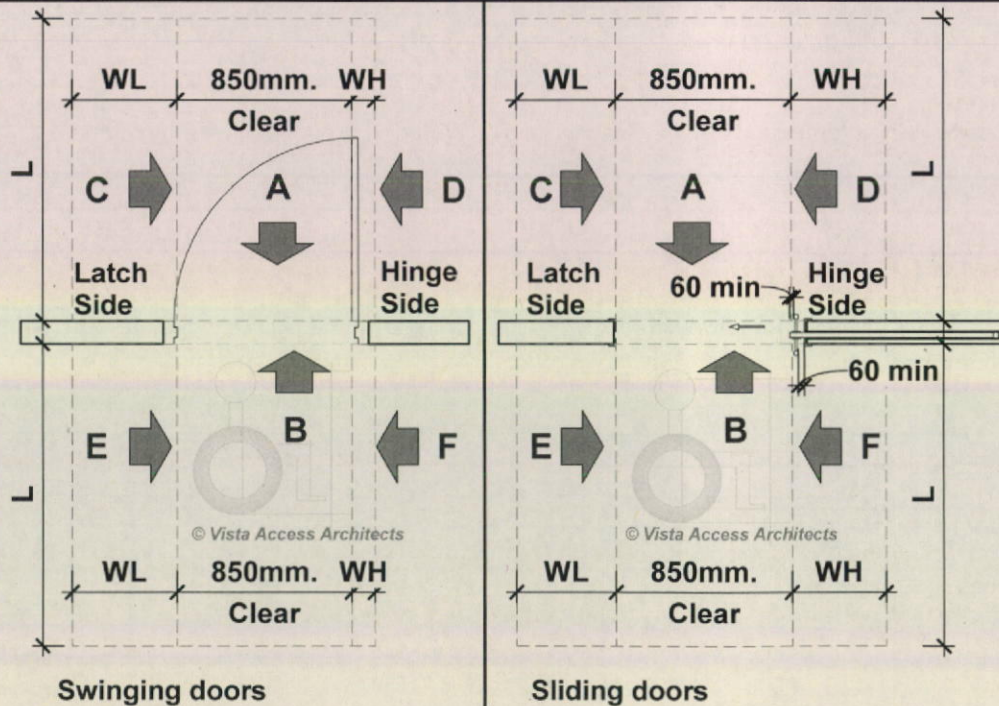
The following accessibility requirements apply only to:

- All new areas
- All modified areas
- All areas within the "affected part of works".

Requirement	Accessway width requirements <ul style="list-style-type: none"> - All Accessway widths are to be a minimum of 1M clear with vertical clearance of at least 2M
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Compliance Comments
Complies.
Details to be verified at CC stage of works.

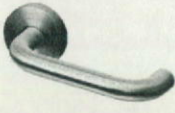
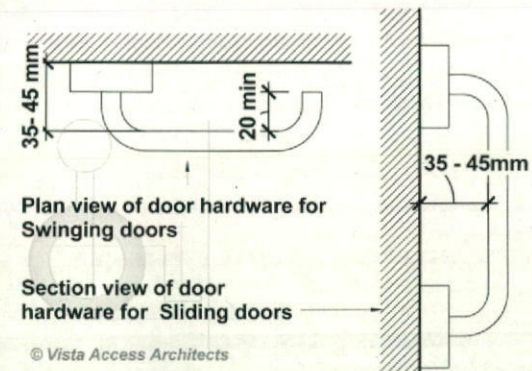
Requirement	Doorway requirements <ul style="list-style-type: none"> - All doorways in the development to have a clear opening of at least 850mm with appropriate door circulation spaces in accordance with AS1428.1 - Door thresholds are to be level or they can incorporate a Threshold ramp with a maximum 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.
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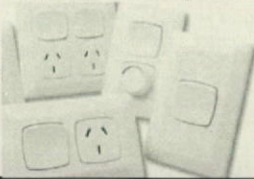


Door circulation requirements

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

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; <ul style="list-style-type: none"> - 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) 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
Compliance Comments	Capable of compliance Selection of door hardware as specified above will lead to compliance. <div style="display: flex; align-items: center; justify-content: space-around; margin-top: 20px;">  <div style="text-align: center;">  <p>Plan view of door hardware for Swinging doors</p> <p>Section view of door hardware for Sliding doors</p> <p>© Vista Access Architects</p> </div> <div style="text-align: right;"> <p>requirements ensure</p> </div> </div> <p>Add the above listed to project specifications to compliance.</p>
Requirement	Luminance contrast requirements for doorways. All doorways to have a minimum luminance contrast of 30% provided between, <ul style="list-style-type: none"> - 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. Generally a light colour door with a dark colour frame will satisfy requirements. 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. Grates if used in the accessible path of travel is required to comply with the following: <ul style="list-style-type: none"> - 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. Selection of floor surfaces as specified above will lead to compliance. Add the above listed requirements to project specifications to ensure compliance.

	<p>Switches, Controls and Lighting requirements All switches and controls (including controls for intercom facilities and external lift control buttons) 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.</p> <p>In Accessible SOUs and Accessible sanitary facilities;</p> <ul style="list-style-type: none"> - Rocker action / toggle switches to be provided in with a minimum size of 30mm x30mm - 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
<p>Compliance Comments</p>	<p>Capable of compliance.</p>  <p>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.</p>

Disability Discrimination Act

Advisory Only

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>For new kitchens in residential common use areas / commercial use areas, 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 tap within 300mm from the front of the sink next to the vacant space. The distance in between the benches to be 1550mm with the height of the kitchen bench top to be 850mm. This would allow a person in a wheelchair to independently move within the kitchen and use basic facility, being the sink independently.</p> <p>For new reception tables, it is suggested 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.</p>
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Statement of Experience

Farah Madon

Access Consultant, Architect & LHD Assessor

- Disability Access Consultant and an Accredited member of Association of Consultants in Access Australia (ACAA) Membership no 281
- Architect, registered with the NSW Architects Registration Board. Registration number 6940
- Member of Australian Institute of Architects (RAIA),
- A+ Practice member, Membership no 49397
- Registered Assessor of Livable Housing Australia.
- License no 10032

Farah's Educational Profile and Qualifications include,

- Bachelor of Architecture Degree (B.Arch.) 1998
- Certificate IV in Property (Access Consulting) in Units PRDAC401A/403A/503A in 2008
- OHS Construction Induction Training Certificate in 2007
- Successful completion of Reaccreditation written test administered by a RTO on behalf of ACAA in 2012

Farah has 17 years of experience in the field of Architecture and Access. Farah specialises in access consultancy services, including design for access, access advice, access auditing services and alternative solution assessment for access related issues under the BCA by means of Expert Judgement.

Advice is based on the Disability Access to Building Premises Standard-2010 (APS), Australian Human Rights Commission (AHRC) Advisory Notes on APS, AS1428, AS4299, AS1735.12, current BCA, relevant SEPPs and Local Council regulations.

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

- **Member of the Penrith City Council's Access Committee.**
Farah currently serves as a Community representative member on Penrith City Council's Access Committee.
- **Australian Institute of Architects (RAIA) National Access Work Group. (NAWG)**
Farah is a current member of NAWG.
- **Management Committee member of ACAA**
Farah currently serves as a Management Committee member of ACAA.
- **Secretary of NSW Network of Access Consultants**
Farah currently serves as a Management Committee member of NSW Network of ACAA.
- **Management Committee member of Penrith Disabilities Resource Centre**
PDRC commenced in 1988 and is government funded by the Ageing, Disability and Home Care, Department of Human Services (ADHC), to support people with disabilities
- **Chairperson of Penrith Disabilities Action Forum**
PDAF commenced in 1997 and was formed to achieve community awareness of needs of people with disabilities



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Association of Consultants in Access Australia, Inc.

Certificate of Current Membership Accredited Member

This is to certify that
Mrs Farah Madon

Membership Number
281

It is a current Accredited Class Member of the Association of Consultants in Access Australia, Inc.
Certificate is only valid if all membership fees are paid in full.

President
Mr Eric Martin

Vice President
Ms Joe Martin

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