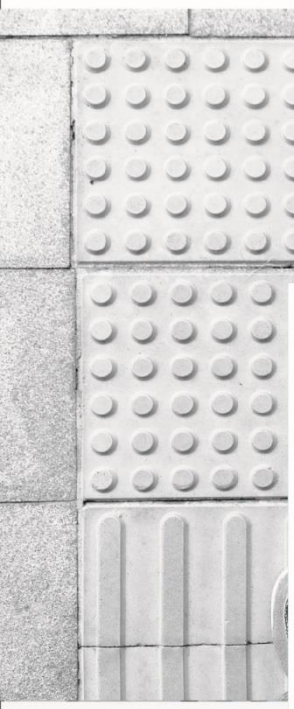
Report Type: Section 4.55 Access Report
Reference Number: 20278
Client: Baini Design
Site Address: 19 Todd Row, St Clair NSW



ACCESS REPORT

Vista Access Architects

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Project Compliance Statement:

This Access Compliance Report is to accompany a Section 4.55 Application for the development proposed at 19 Todd Row, St Clair, NSW.

This development proposes a New Building for the commercial use as a child care centre. The development is within Penrith Council LGA.

The development has building classification as detailed below;

- Class 7a (car park)
- 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.
- AS1735 Lifts types included in the BCA including Part 12: Facilities for persons with disabilities

This assessment has been undertaken to the extent necessary to issue a Section 4.55 under the Environmental Planning and Assessment Act. Where there is insufficient information provided to make a full assessment, the assessment has been provided in regard 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, the Disability Access relevant sections of Building Code of Australia 2019.

Assessed by

[redacted]

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

PEER REVIEWED by

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Farah Madon
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Vista Access Architects Pty. Ltd.

Relevant dates:

Fee proposal, number FP-20391 dated 03-07-2020. Fee proposal was accepted by Client on 18-09-2020

Assessed Drawings:

The following drawings by Baini Design have been assessed for compliance.

Drawing no	Issue	Date	Details
04	D	18-10-2021	Site Plan, emailed on 13-12-2021
05	D	18-10-2021	Basement Plan, emailed on 13-12-2021
06	D	18-10-2021	Ground Floor Plan, emailed on 13-12-2021
07	D	18-10-2021	First Floor Plan, emailed on 13-12-2021

Document Issue:

Issue	Date	Details
A	15-12-2021	Issued for DA

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.

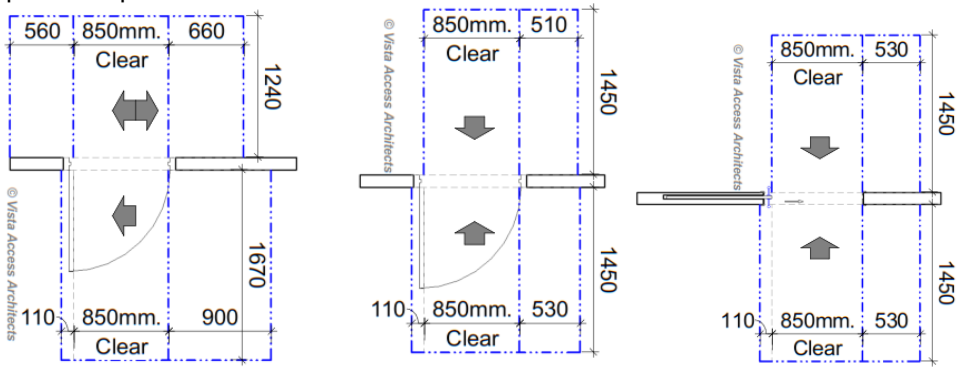
Compliance assessment with Access related DA Conditions of consent number DA19/0890, Date of consent being 29 May 2020

The following DA conditions of consent have been assessed:

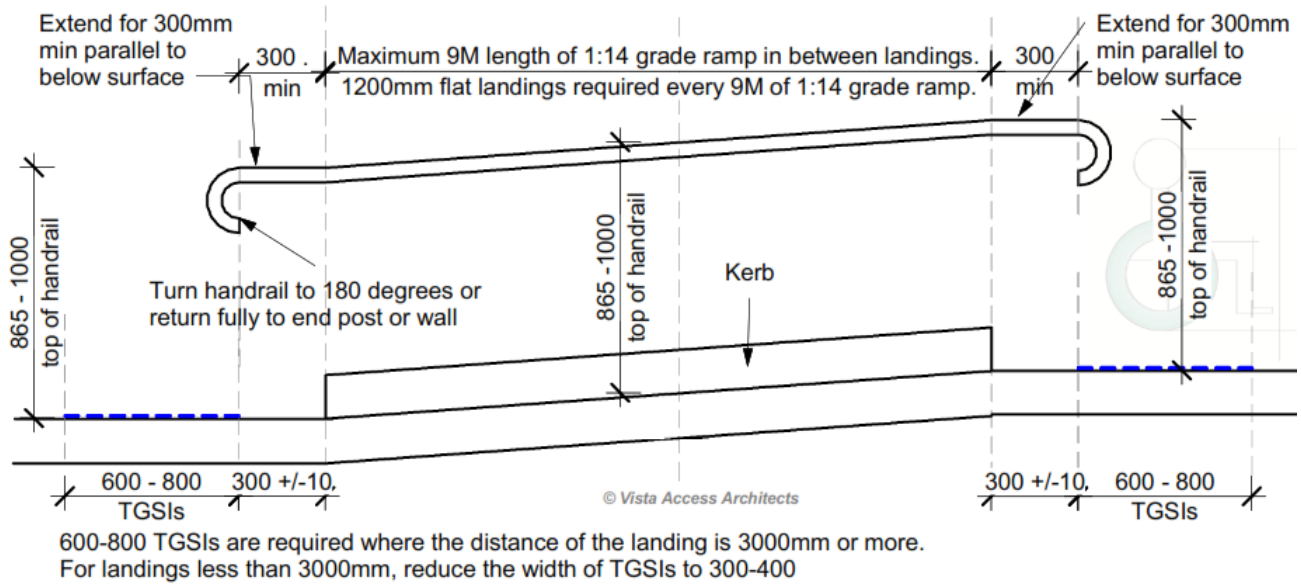
	DA Condition number 57 (limited to accessible parking i.e. AS2890.6)
57	All car parking and manoeuvring must be in accordance with AS 2890.1; AS 2890.2; AS 2890.6 and Council's requirements.
Compliance Comments	Complies (limited to accessible parking i.e. AS2890.6) By complying with the requirements of this Access report, the requirements of the above DA condition are met. Details to be verified at CC stage

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

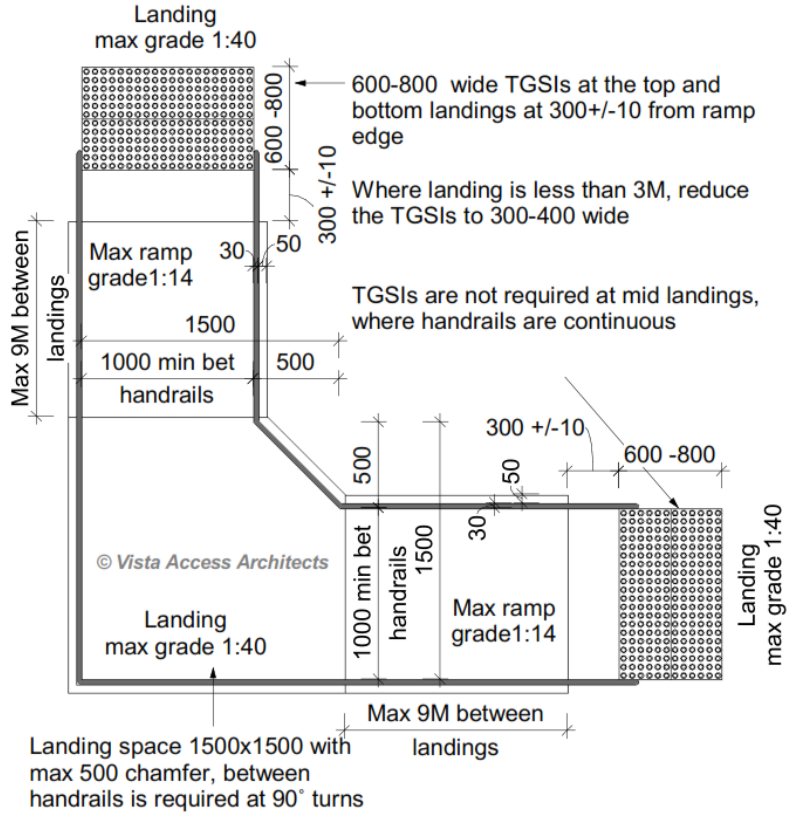
	BCA Part D3 Access for People with a Disability
	BCA D3.1 General building Access requirements SOU refers to a Sole Occupancy Unit
Requirement	**Class 7a**- Covered car park. - To and within any level containing accessible carparking spaces.
Compliance Comments	Complies. Access has been provided to the Basement level containing Accessible carparking space.
Requirement	**Class 9b**- Schools and early childhood centres. - To and within all areas that are normally used by the occupants.
Compliance Comments	Complies. Access has been provided to and within all areas required to be accessible. Details to be verified at CC stage
	BCA Part D3.2 Access to buildings
Requirement	**Accessway is required from;** - Main pedestrian entry at the site boundary for new buildings. - Any other accessible building connected by a pedestrian link. - Accessible car parking spaces.
Compliance Comments	Complies. - Access by means of 1:14 grade ramps has been provided from the main pedestrian entry at the site boundary. - Access has been provided from accessible car parking spaces by means of lifts. Details to be verified at CC stage
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. Details to be verified at CC stage
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	Complies. - The building has only 1 pedestrian entry, which has been designed to be accessible. Details to be verified at CC stage

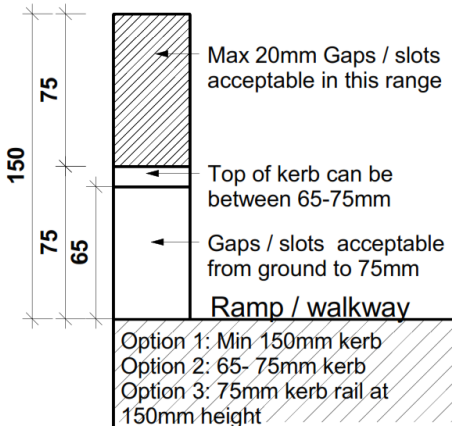
Requirement	**All common use doorways and doorways to and within Accessible and Adaptable units** to comply with AS1428.1. Where accessible pedestrian entry has Multiple doorways: - At least 1 to be accessible if 3 provided - At least 50% to be accessible, if more than 3 provided - Where doorway has 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. **Refer to the door circulation templates above and ensure the same are provided** 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. Details to be verified at CC stage
	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) to be compliant with Clause 10 of AS1428.1-2009 including (but not limited to): - Maximum gradient of 1:14 with 1.2M landings at top, bottom and at every 9M of ramp. - At 90˚ turns a landing of 1.5Mx1.5M is required (clear of handrails). 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 a door is provided on ramp landing, 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 handrails / kerb / kerbrails) and located at height between 865mm-1000mm above FFL (finished floor level) with no vertical sections. - Diameter of handrails to be between 30mm-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 and bottom of the ramp except where the inner handrail is continuous at mid landing. - Kerbs / kerb rails to be provided on both sides, either minimum 65mm or 150mm above FFL and height between 75-150mm above FFL with no gaps over 20mm (Refer to diagram)

	- Slip resistance of ramps and associated landings to comply with BCA Table D2.14 when tested in accordance with AS4586. Obtain Certificate stating that the Slip resistance complies with BCA requirements when tested as per AS4586.
Compliance Comments	Complies with the spatial requirements. Details to be verified at CC stage

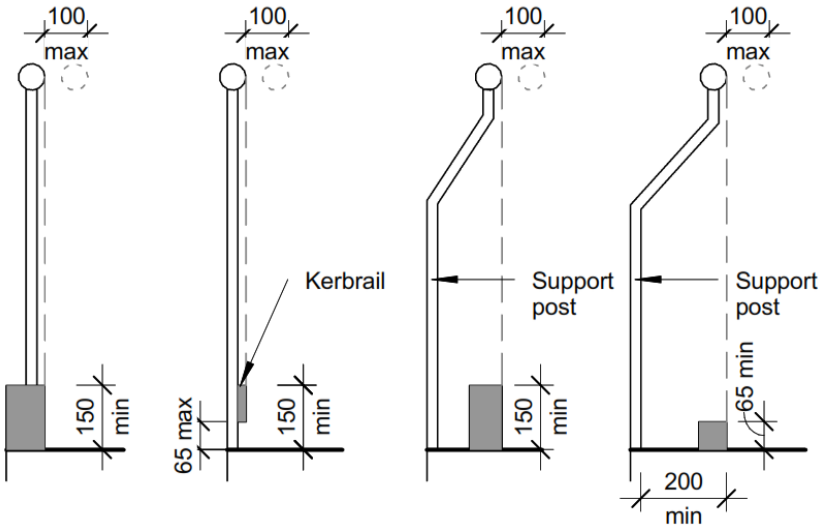


[Image description: Section of 1:14 grade ramp showing requirements as per AS1428.1]



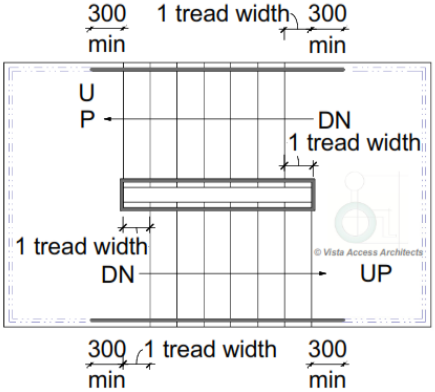


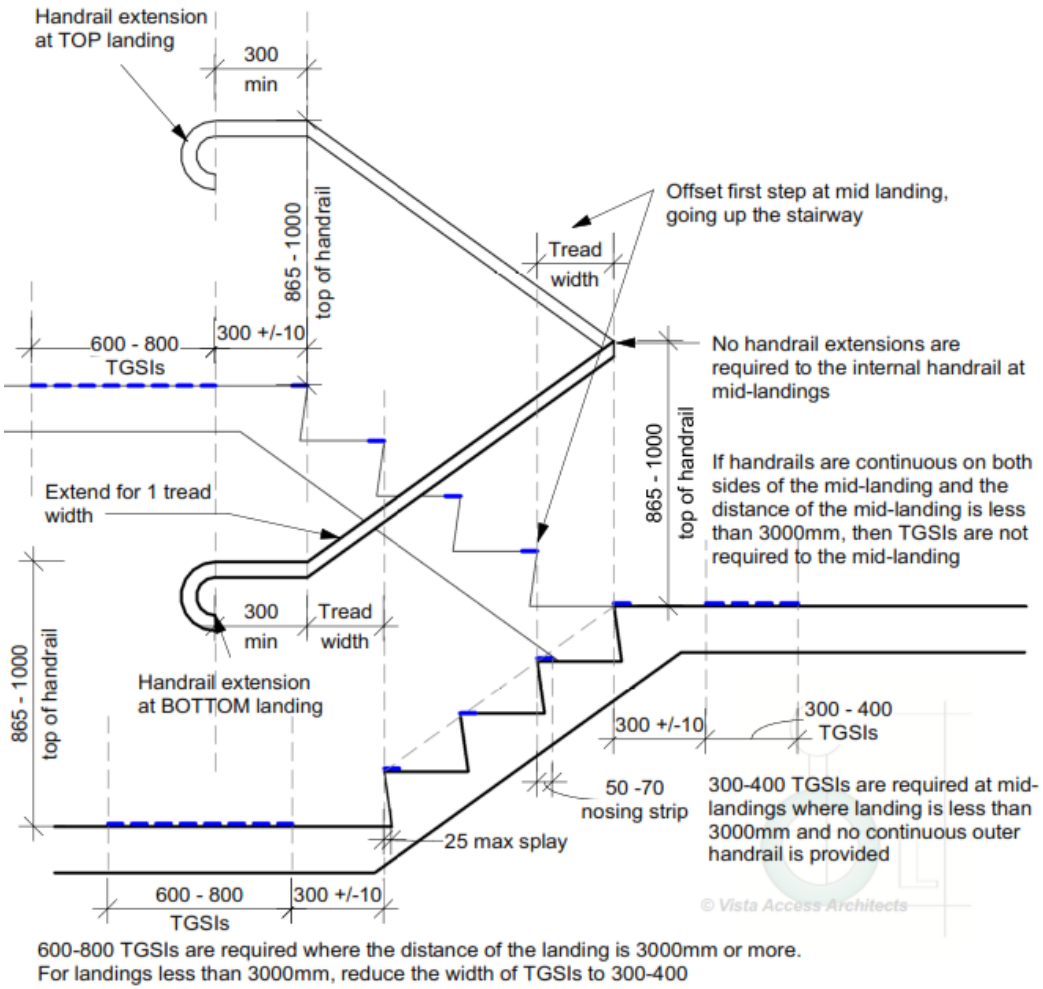
[Image description: Diagram shows the requirements of a ramp with 90˚turn at mid-landing]



Kerbs or kerb rails shall:
-Be located so that the ramp-side face is either flush with handrail or a maximum of 100mm away from ramp side face of handrail
-Where vertical post is provided, kerb or kerb rail height shall not be less than 150mm above FFL
-Where kerb is at a height of 65mm to 75mm, the post shall be set back a minimum of 200mm from face of kerb or kerb rail.

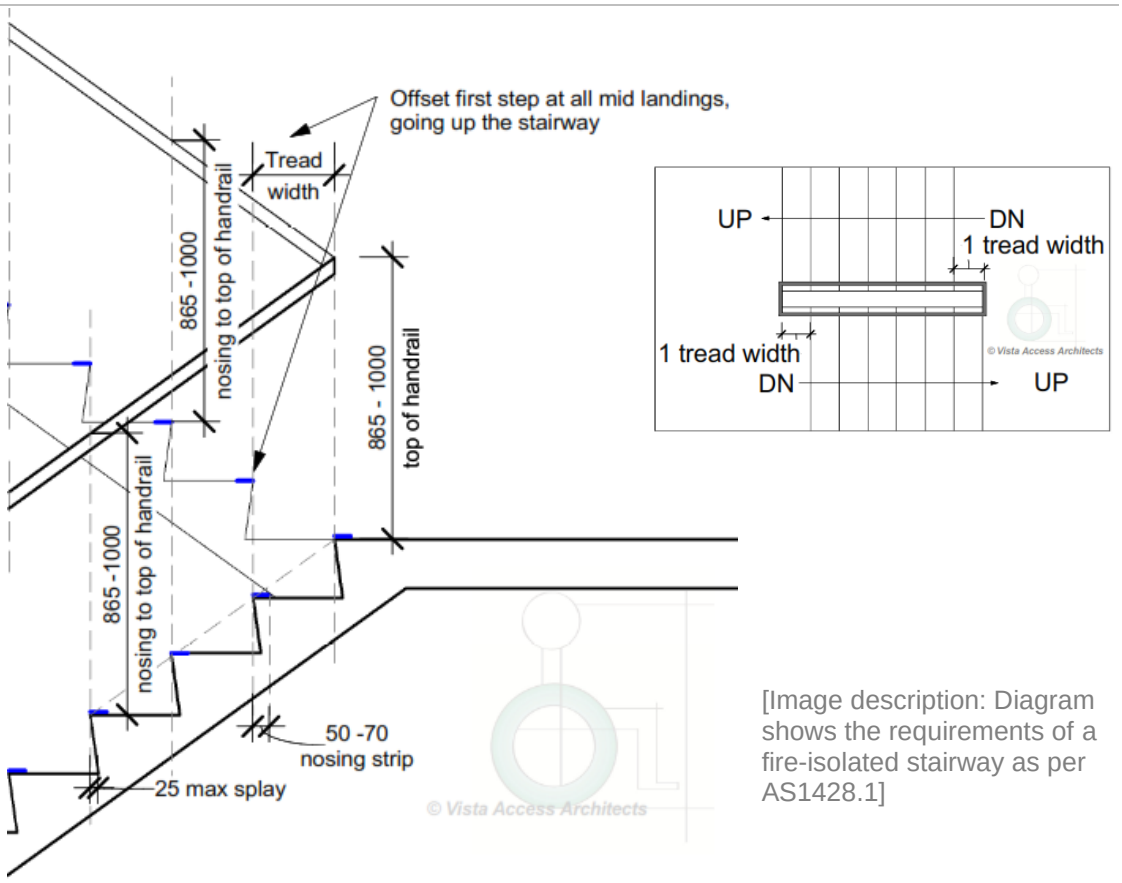
[Image description: Diagrams show the requirements of kerb / kerbrail in relation to handrails]

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.
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.
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 (if PCA deems the stairways to be non-fire-isolated. Check with PCA)  Add the above listed requirements to project specifications to ensure compliance. **Note:** In some cases, the stairway from the basement to the ground floor level is considered to be non-fire-isolated, in which case full compliance will be required as per AS1428.1-2009. Verify with the BCA consultant if this is the case. **Note:** For stairways with 90˚ to 180˚ turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings so that no vertical sections are created in the handrails. This applies to both non- fire-isolated and fire-isolated stairways.



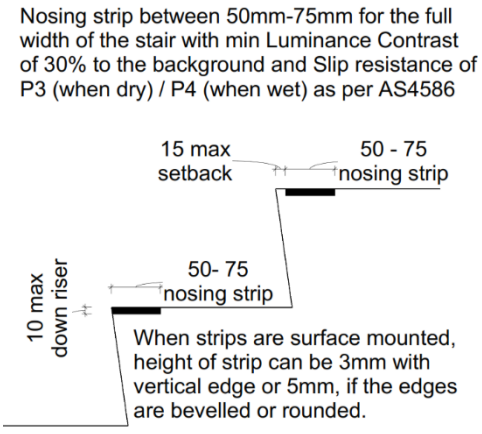
[Image description: Diagram shows the requirements of a non-fire-isolated stairway as per AS1428.1]

Requirement	Every **Fire-isolated Stairway** is to be compliant with AS1428.1-2009 only in the following aspects: - 1M clear width between handrails to handrail or handrail to wall. - Each tread to have a nosing strip between 50mm-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 only on one side of the staircase (requirement under D2.17) and located between 865-1000mm above FFL. Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270˚ arc. Handrail extensions are not required however since the handrails cannot have any vertical sections and is required to be at a consistent height throughout the stairway, it may be essential to either provide handrail extensions or offset first riser going up at mid landings as per diagram shown below. - 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.
Compliance Comments	Capable of compliance. Check with PCA if the stairways are considered to be fire-isolated. If fire-isolated then only one central handrail is required and no TGSIs are to be provided. Details to be verified at CC stage

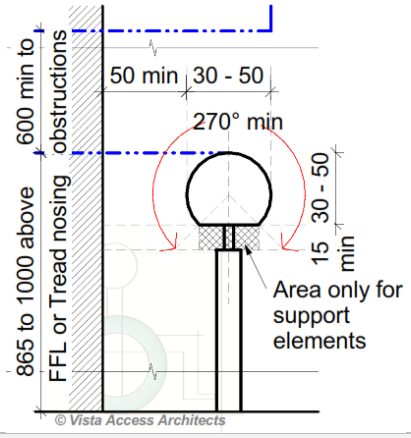


[Image description: Diagram shows the requirements of a fire-isolated stairway as per AS1428.1]

Requirement	**Nosing strips to both fire-isolated and non-fire-isolated stairways** - Each tread to have a nosing strip between 50mm-75mm depth (of any one colour) for the full width of the stair, which can be setback for a maximum of 15mm from the front of the nosing. - Multiple strips making up the 50mm-75mm depth is NOT permitted. - 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. - Where the nosing strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10mm - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
Compliance Comments	Capable of compliance. Details to be verified at CC stage.



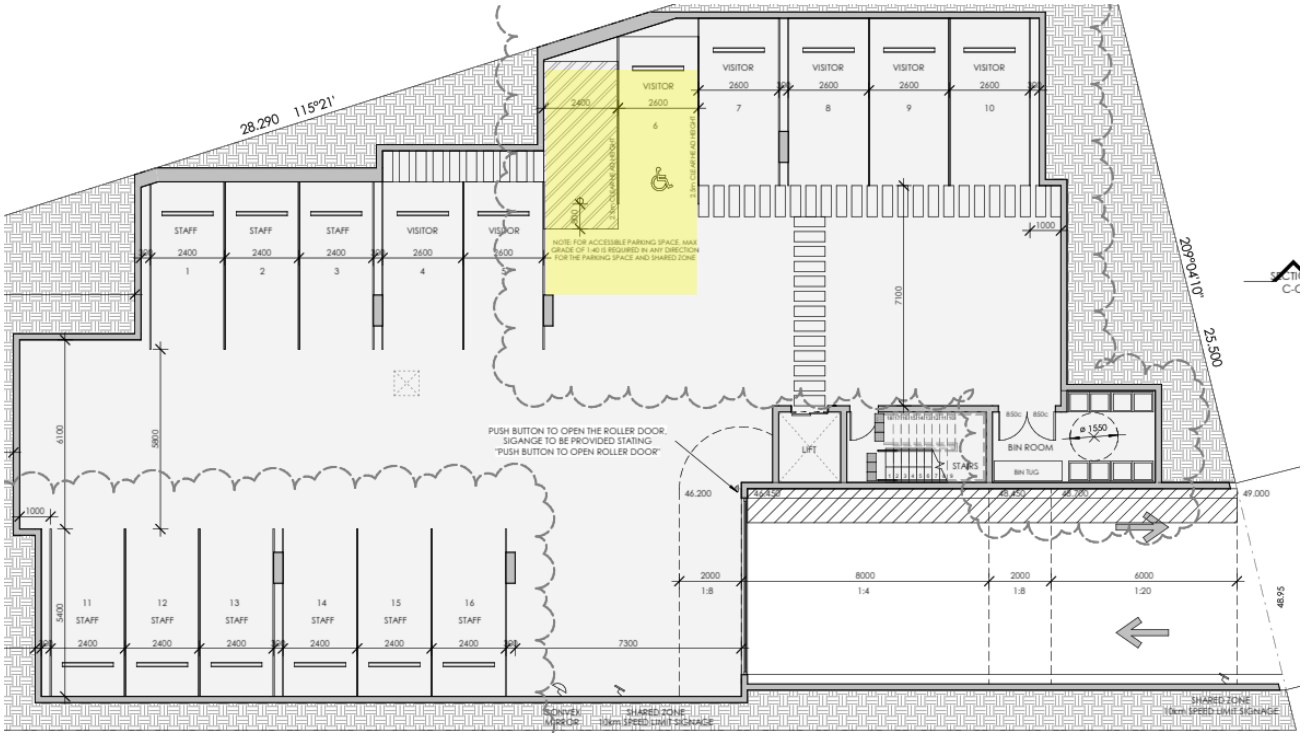
[Image description: Diagram shows the requirements of nosing strips as per AS1428.1]

Requirement	**Handrail cross-sectional profile** – for stairways and ramps to comply with AS1428.1-2009. - Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270˚ arc.
Compliance Comments	Capable of compliance.  Details to be verified at CC stage [Image description: Diagram shows the requirements of handrail profile as per AS1428.1]
Requirement	**Slip resistance requirements as per BCA** BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586 :

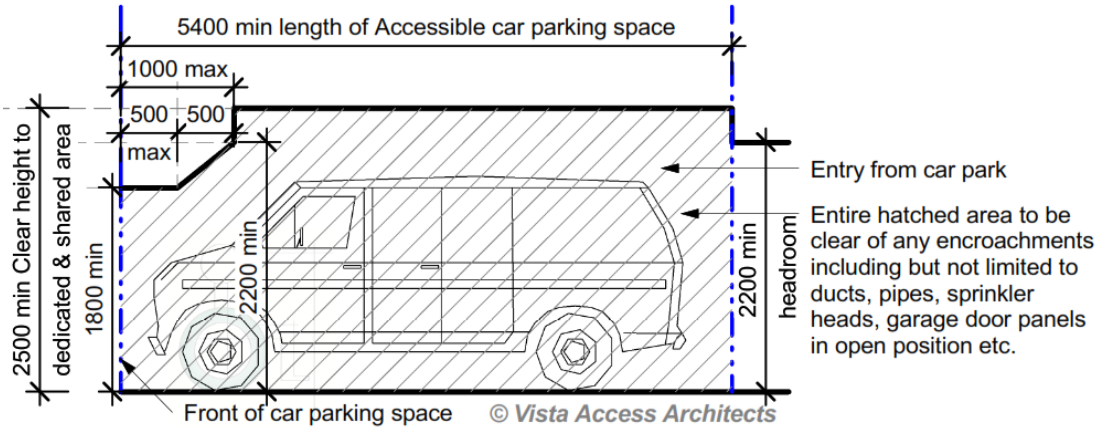
Application	**Surface conditions**	
	Dry	**Wet**
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

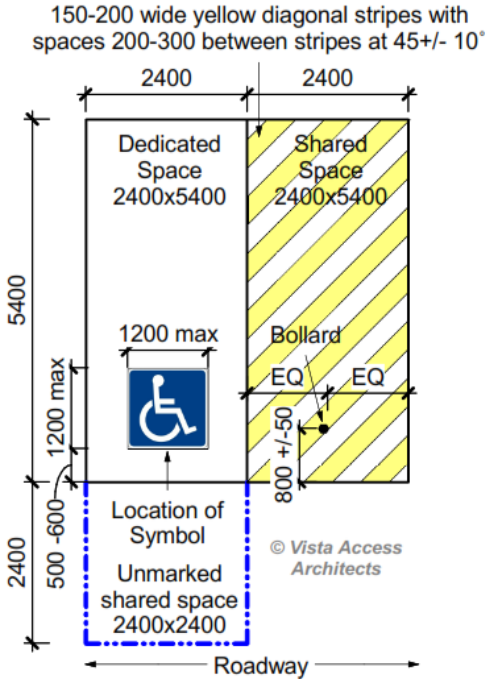
	HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces
Compliance Comments	Capable of compliance. For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586. Details to be verified at CC stage
Requirement	Every **Passenger lift** is to comply with the requirements of BCA E3.6.
Compliance Comments	This has been assessed further in the report in the Lifts section. Refer to Lifts section.
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 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
Compliance Comments	N/A There are no accessways over 20M 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 AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mm x 2070mm in the direction of travel (measured from skirting to skirting).
Compliance Comments	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. - A space of 1540mm x 2070mm is also required / provided in front of all passenger lift doors. Details to be verified at CC stage

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 commercial use areas. Details to be verified at CC stage
	BCA Part D3.4 Exemption
Requirement	**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
Compliance Comments	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.
	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

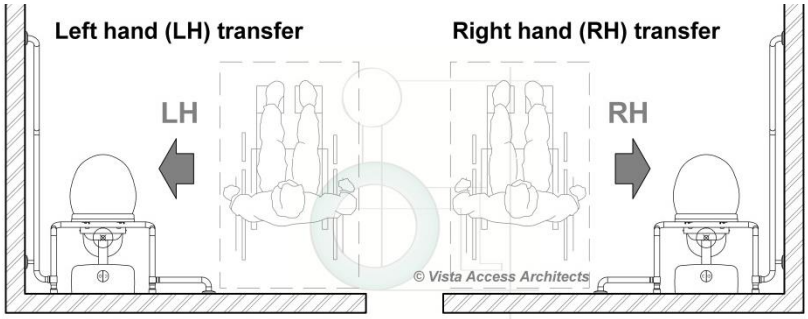


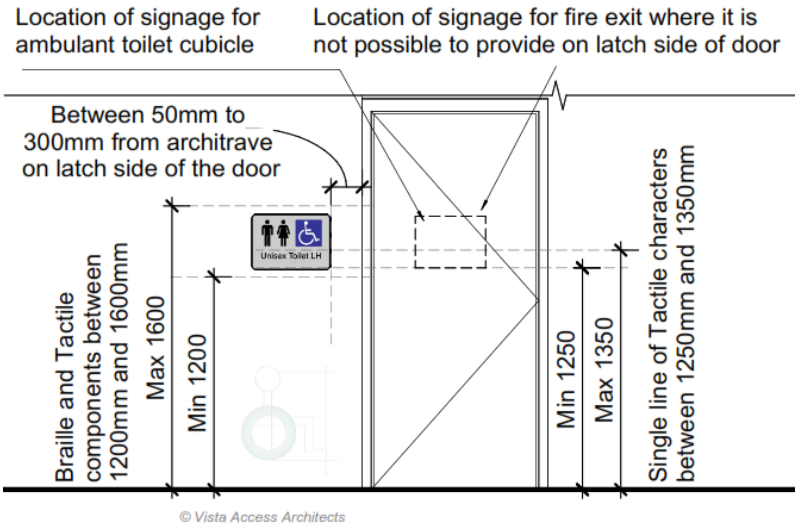
[Image description: Plan above shows the provision of Accessible parking space]

	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. Details to be verified at CC stage. 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]

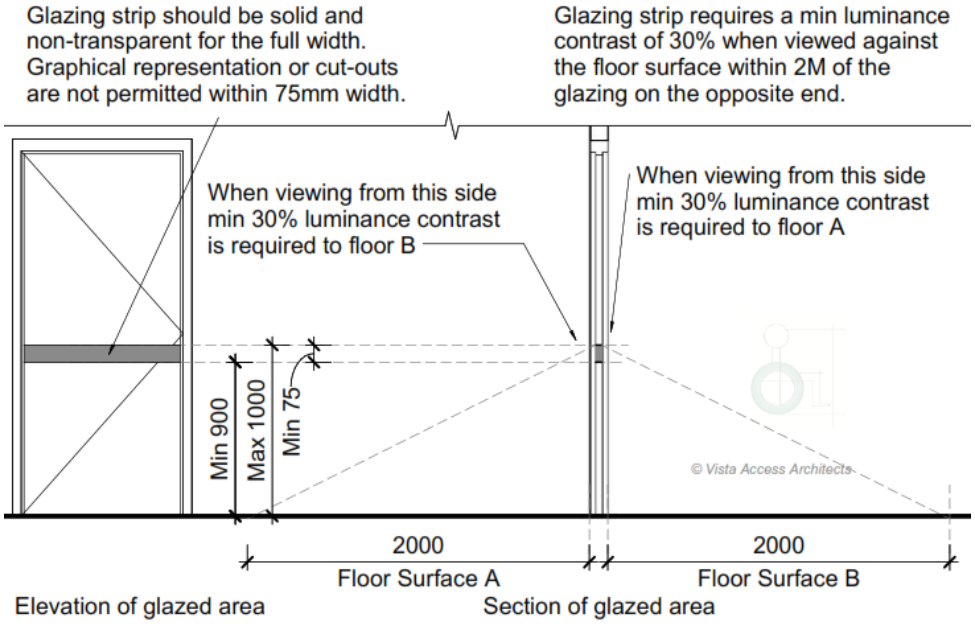


[Image description: Diagram shows spatial requirements of AS2890.6 including line marking, symbol and bollard requirements]

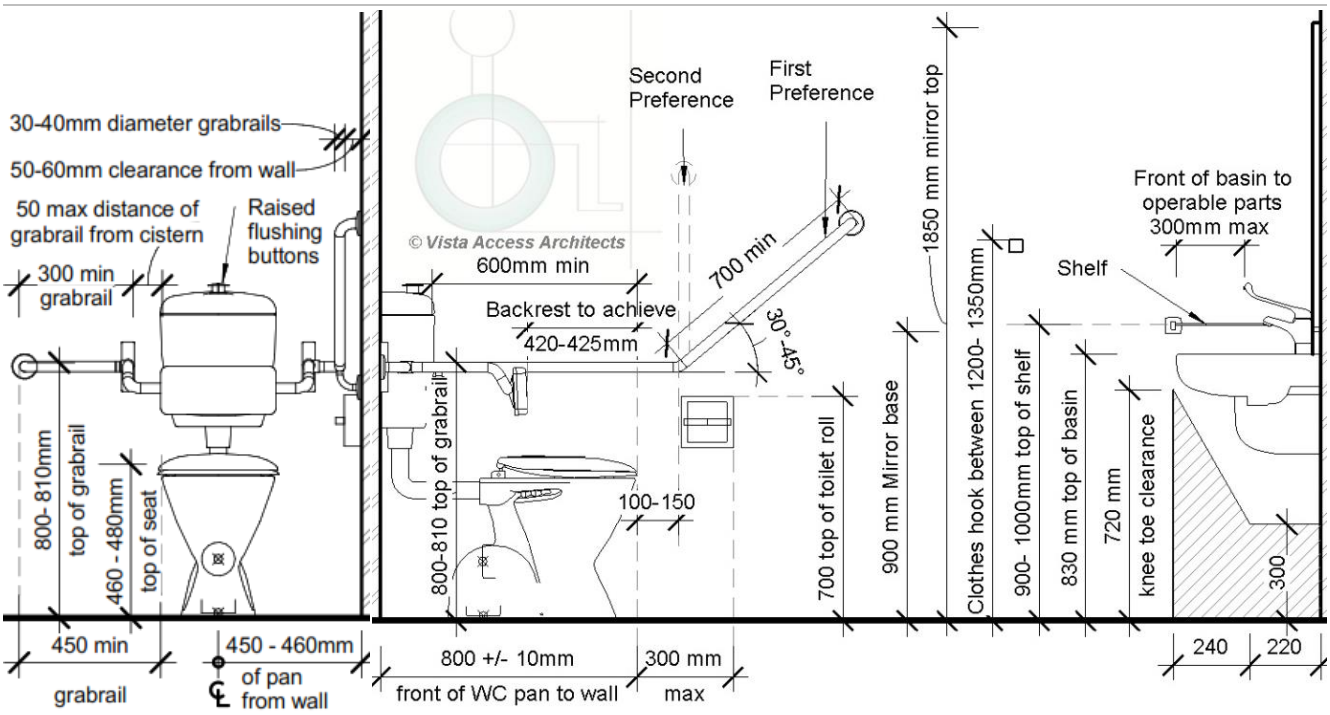
	BCA Part D3.6 Signage
Requirement	**Braille and Tactile signage is required to identify Accessible Sanitary facilities**  International sign of access is required to signage to all accessible sanitary facilities (excluding SOUs within Class 1b or Class 3) and signage is required to identify if facility 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 Unisex Accessible toilet on Level 1- LH transfer signage  [Image description: Diagram to help choose the correct signage based on LH/RH transfer] Details to be verified at CC stage
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. Details to be verified at CC stage
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	**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] Details to be verified at CC stage
	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.

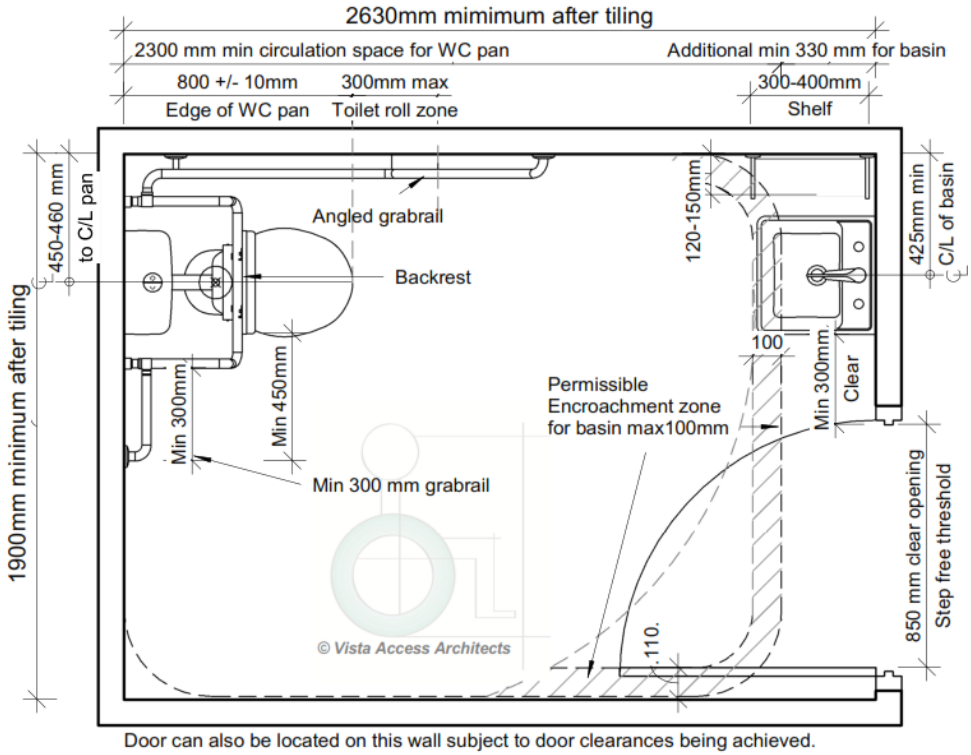
	BCA Part D3.8 Tactile indicators (TGSIs)
Requirement	**TGSIs are required when approaching:** - Stairways other than fire-isolated stairways. - Escalators / passenger conveyor / moving walk. - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps). - Under an overhead obstruction 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 and 1:14 ramps (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. - Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard. Alternatively, a handrail can be provided under the stairway as specified under AS1428.4.1 Selection of TGSIs as specified will lead to compliance. Details to be verified at CC stage
	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	Complies. Details to be verified at CC stage

	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) used in all commercial use areas.  [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. Details to be verified at CC stage.
	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. 2 unisex accessible facilities have been provided in the development. Ground floor: 1 unisex accessible RH transfer toilet with accessible shower Level 1: 1 unisex accessible LH transfer toilet

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. Details to be verified at CC stage.



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

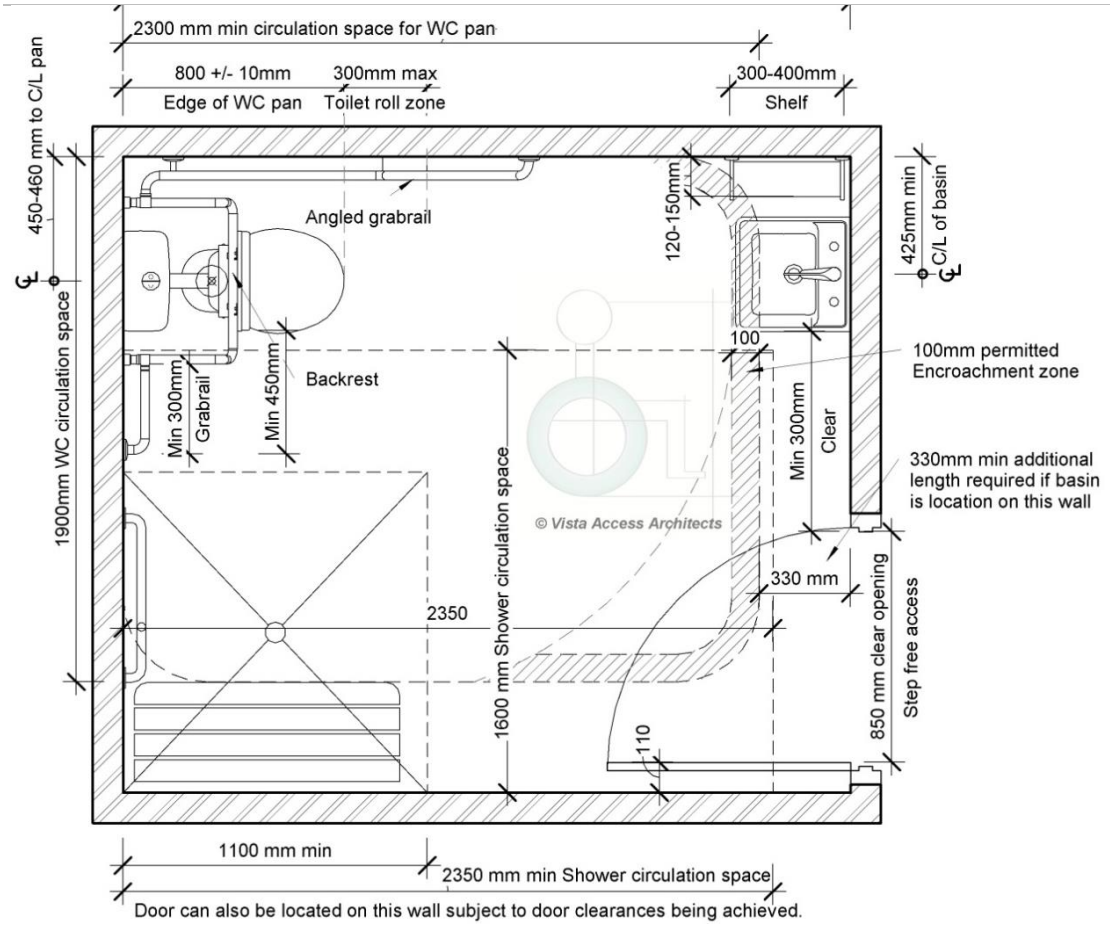


These diagrams show some of the requirements for a LH transfer Accessible toilets as required by AS1428.1-2009.

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

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



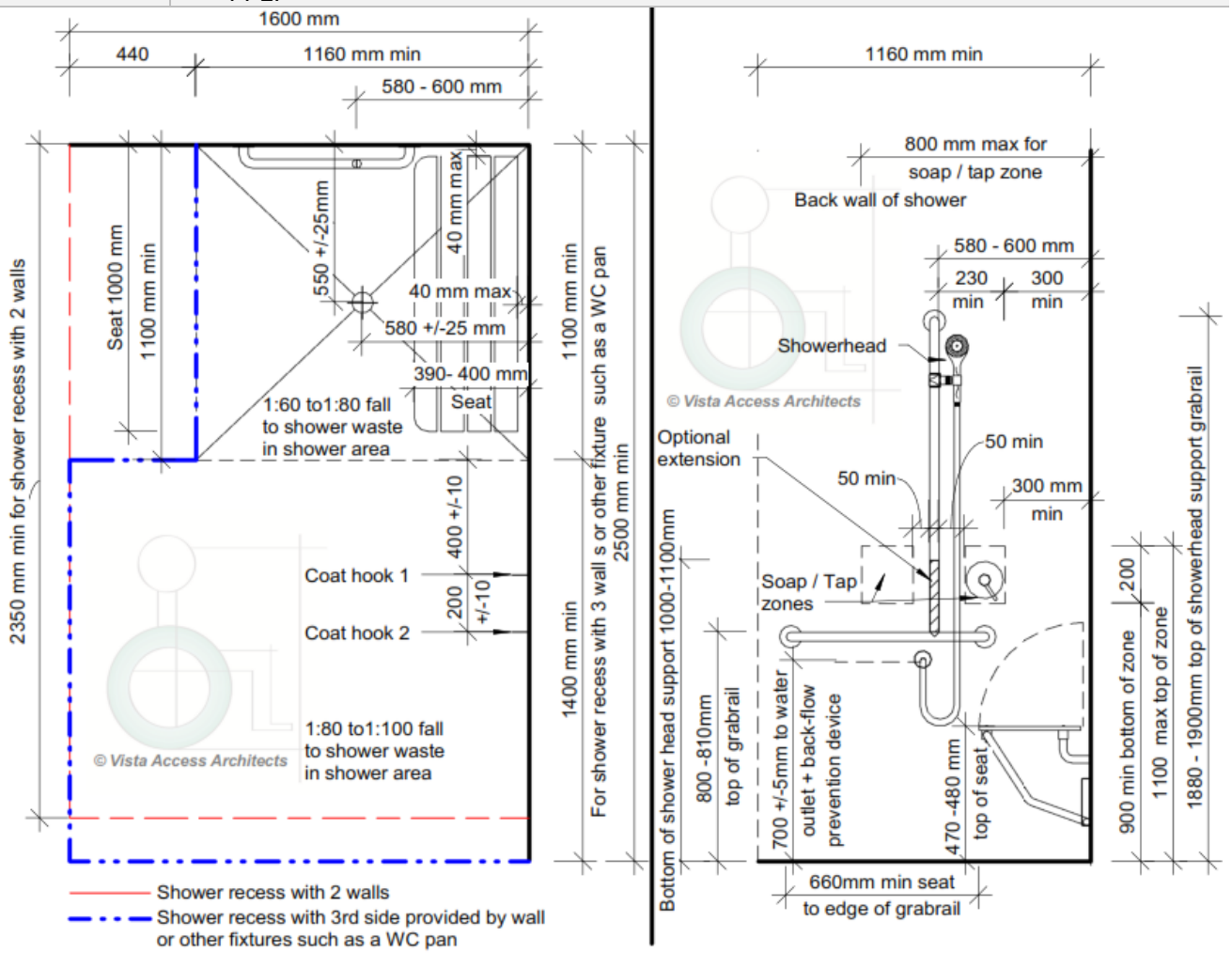
These diagrams show some of the requirements for a LH transfer Accessible toilets as required by AS1428.1-2009.

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.

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

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 9b** - 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. 2 unisex accessible facilities have been provided in the development. Ground floor: 1 unisex accessible RH transfer toilet with accessible shower Level 1: 1 unisex accessible LH transfer toilet
	BCA F2.4(b) Requirements for Accessible unisex showers
Requirement	**Class 9b** When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance Comments	Complies 1 x unisex accessible shower is located to the ground floor.

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 Details to be verified at CC stage.

	BCA Part E Lift Installations
	BCA E3.6 Passenger lift
Requirement	In an accessible building, **Every Passenger Lift** (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with **Tables E3.6a and E3.6b**
Compliance Comments	Capable of compliance. **Provide a certificate of compliance from the lift supplier**, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations. Details to be verified at CC stage.
	BCA E3.6 Table E3.6a -Limitations on use of types of passage lifts
Requirement	Limitations on use of Stairway platform lifts, Low-rise platform lift, Low-rise, low-speed constant pressure lift and small sized, low-speed automatic lift
Compliance Comments	N/A Not identified in the development.
	BCA E3.6 Table E3.6b -Application of features to passenger lifts
Requirement	**Handrail requirements for passenger lifts.** Apart from stairway platform lift and low-rise lifts, a handrail is required as per AS1735.12: - 600mm minimum handrail not more than 500mm from control panel - Top of handrail between 850-950mm above FFL - Diameter of handrails to be between 30-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270˚ arc
Compliance Comments	Capable of compliance. Details to be verified at CC stage.
Requirement	**Lift floor dimensions** (excluding stairway platform lift) - Lifts traveling **12M** or under, floor size, **1100mm wide x 1400mm deep** - Lifts travelling **more than 12M**, floor size **1400mm wide x 1600mm deep**
Compliance Comments	Capable of compliance Additional lift car size may apply if stretcher lift is required under the BCA. Details to be verified at CC stage.
Requirement	Minimum **Door opening size** complying with AS1735.12, not less than 900mm clear (excluding stairway platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage.
Requirement	All lifts with a power operated door are required to have a **Passenger protection system** complying with AS1735.12.
Compliance Comments	Capable of compliance Details to be verified at CC stage.
Requirement	**Lift landing doors** to be provided at upper landing (excluding stairway platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage.

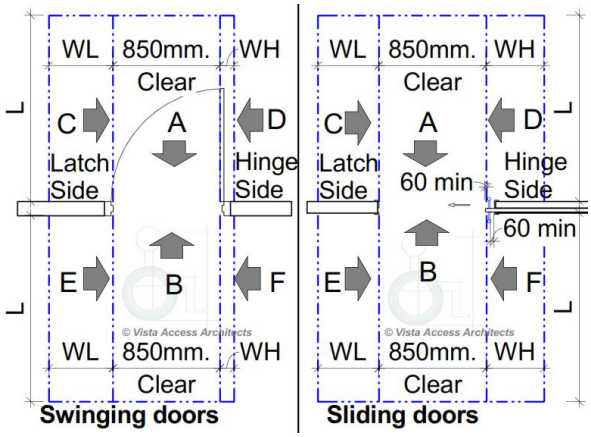
Requirement	**Lift car and landing control buttons complying with AS1735.12** Some of the requirements listed below. Refer to AS1735.12 for further details. **For internal control panel:** - If width or depth of car is less than 1400mm, 2 control panels to be provided, one to the left and one to the right of the person entering the car - Tactile symbol and Braille equivalent to be provided - Buttons to be located between 900-1100mm above FFL - All buttons to be 300mm from corner (near entry) and 400mm of all other corners **For external control panel:** - All buttons to be at least 500mm from any internal corner
Compliance Comments	Capable of compliance Details to be verified at CC stage.
Requirement	**Lighting** (for all enclosed lift cars) to be provided in accordance with AS1735.12 and AS1680. Minimum illuminance of 100 lx is required at the level of the car floor and average of 50 lx is required on the control panel surface.
Compliance Comments	Capable of compliance Details to be verified at CC stage.
Requirement	**To all lifts serving more than 2 levels** - Automatic audible information to identify level when car stops - Audible and visual indication at landing to indicate arrival of lift car - Audible information and indication to be provided between 20-80 dB(A) at a maximum frequency of 1500Hz
Compliance Comments	Capable of compliance. Details to be verified at CC stage.
Requirement	**Emergency hands free communication** (excluding stairway platform lift) – provide a button that alerts a call centre and a light that the call has been received.
Compliance Comments	Capable of compliance Details to be verified at CC stage.

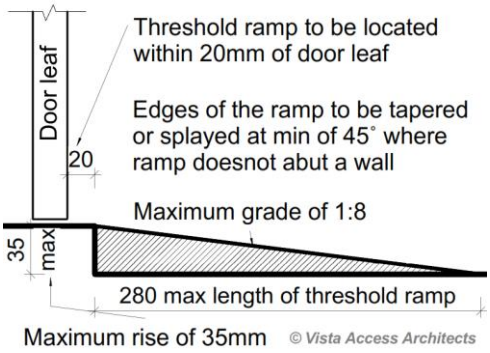
Additional Features required as per AS1428

Refer to AS1428 for full list of requirements.

	The following accessibility requirements apply only to: - To all areas within the commercial use components
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. Details to be verified at CC stage.
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.



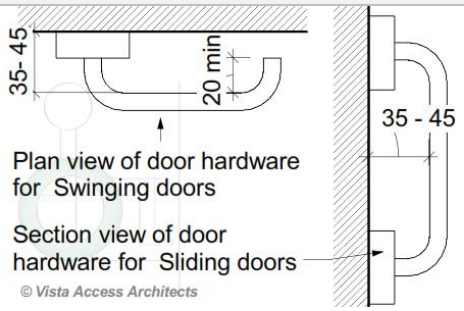
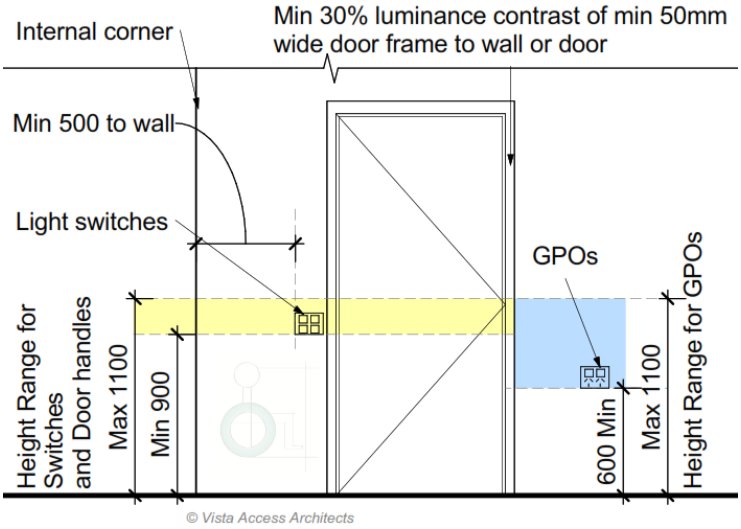


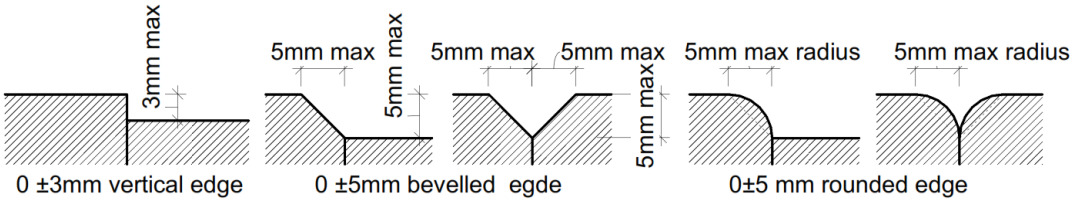
Hinged / Swinging door				Sliding door			
Direction	L	WL	WH	Direction	L	WL	WH
A	1450	530	110	A	1450	530	0
B	1450	510	0	B	1450	530	0
C	1670	900	110	C	1230	660	185
D	1670	900	660	D	1280	660	395
E	1240	660	240	E	1230	660	185
F	1220	340	560	F	1280	660	395
C & D	1670	900	660	C & D	1280	660	660
E & F	1240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

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.  Details to be verified at CC stage.   [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. Details to be verified at CC stage.

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) Grates if used in the accessible path of travel are required to comply with the following: - 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. Details to be verified at CC stage.  [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 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. **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. Details to be verified at CC stage. [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.

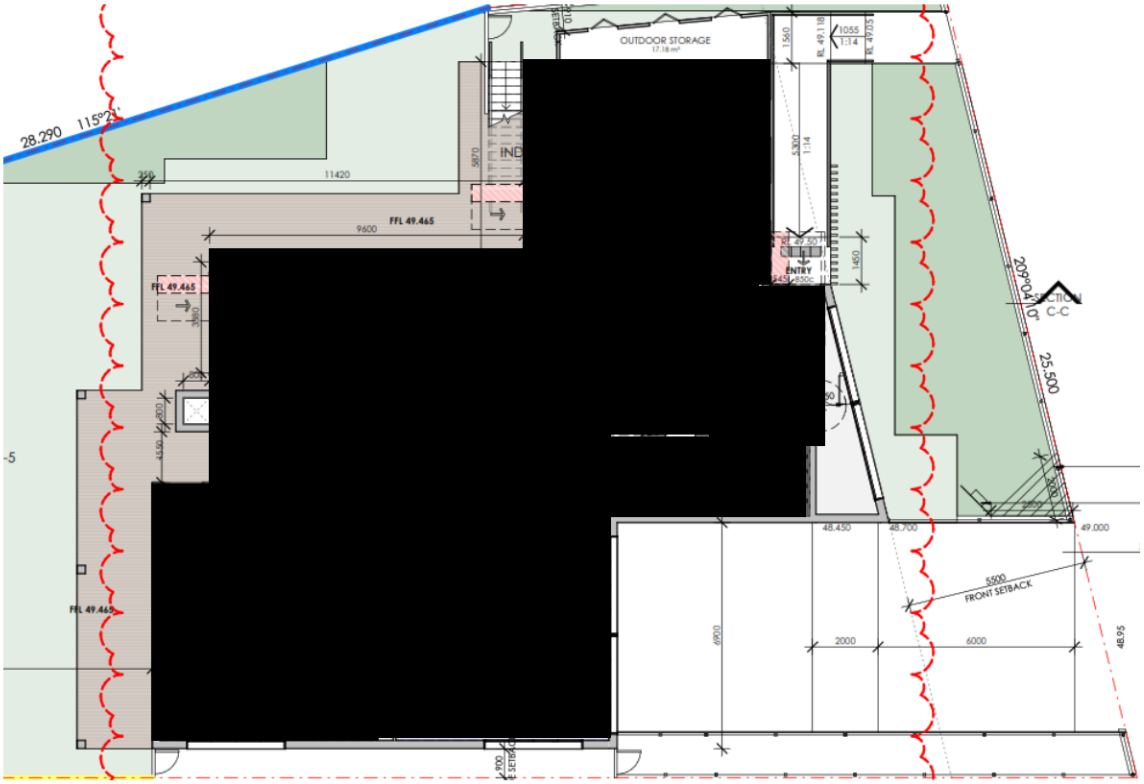
Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be 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.

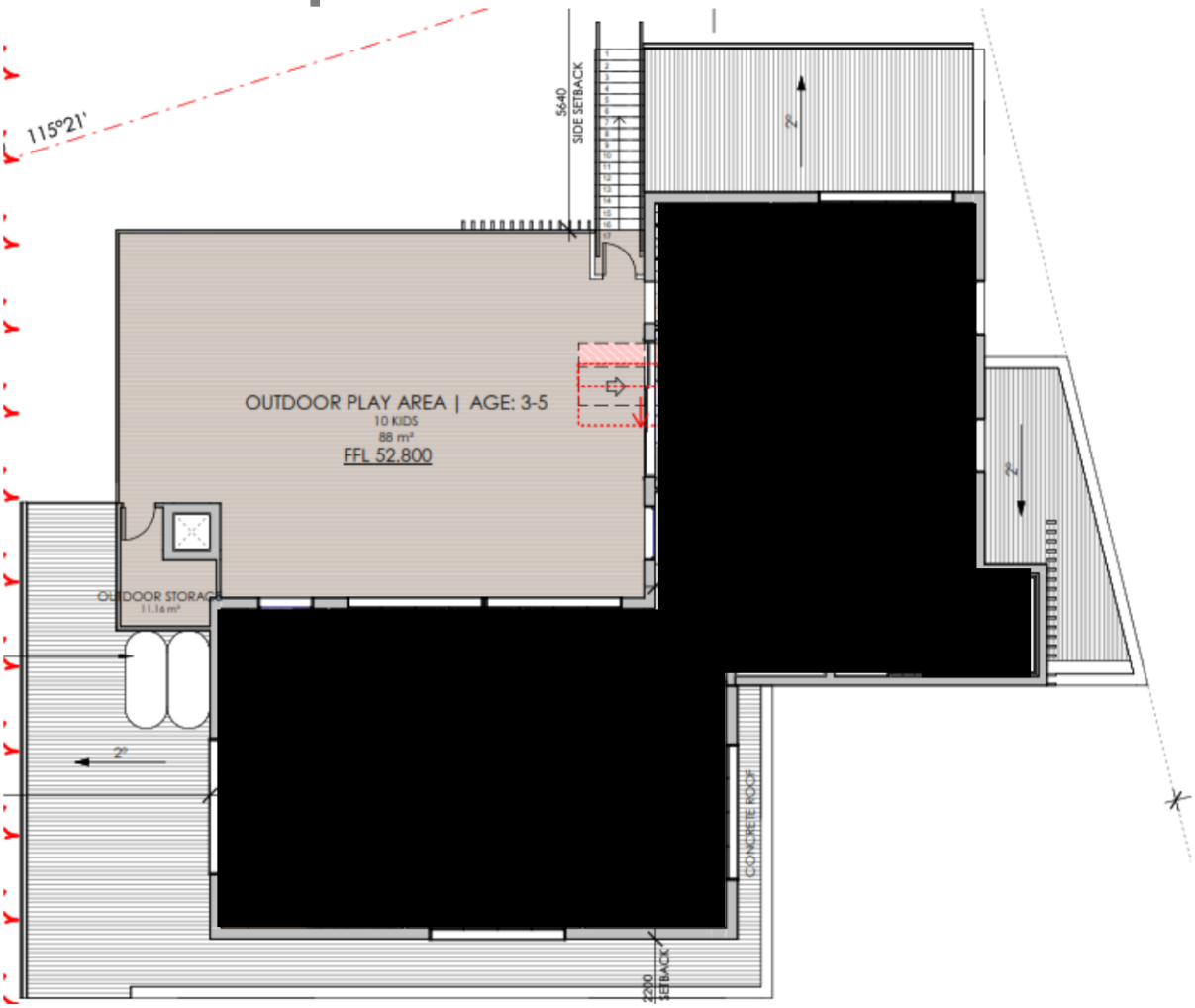
Some recommendations to address common furniture and fittings have been listed below. Non provision of the below recommendations may not affect compliance under the BCA but may leave the building owner vulnerable to a claim under the DDA.

For new kitchens 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 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 offices, childcare centres etc /bar areas or counter serveries in restaurants/cafes etc., 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.



Ground floor plan



First floor plan

Statement of Experience

Vista Access Architects specialises in access consultancy services, including, Access requirements and Access Performance Solutions under the NCC, NDIS SDA Certifications, Livable Housing Certifications and Changing Places Certifications.

Farah Madon - Director

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

- Accredited member of the Association of Consultants in Access Australia (ACAA) - Member 281
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00001
- Architect registered with the NSW Architect's Registration Board - Registration 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice Member 49397
- Registered Assessor of Livable Housing Australia - Registration 10032
- Global Alliance on Accessible Technologies and Environments (GAATES) - Member BE-02-021-20
- Registered Assessor of Changing Places Australia - Registration 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
- Standards Australia's course on 'Writing Australian Standards'

Farah has 20 years of experience of working in the field of Architecture and Access.

Farah is the lead author of the NDIS SDA Design Standard. She has been invited on multiple occasions as an expert witness for Access related matters in the NSW Land and Environment Court.

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

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

Some Recent Awards presented to Farah Include:

- 2019 Penrith Citizen of the Year
- 2019 Access Inclusion Award
- 2019 Australian Access Awards Finalist for Educational App of the Year- LRV App to calculate luminance contrast

ACCREDITED MEMBER Farah Madon: 281

ndis SDA Accredited Assessor Farah Madon SDA00001

Changing Places Assessor CP006

Assessor Livable Housing Design Farah Madon

PENRITH FARAH MADON 2019 Penrith Citizen of the Year

GAATES Global Alliance on Accessible Technologies and Environments Member no BE-02-021-20

2019 ACAA Association of Consultants in Access Australia Inc Access Inclusion Award Winner

LRV Contrast

AUSTRALIAN ACCESS AWARDS FINALIST 2019 Education App

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Vanessa Griffin

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

- Accredited member of the Association of Consultants in Access Australia (ACAA) - Member 500
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00009
- Registered Assessor of Livable Housing Australia - Registration 20035
- Registered Assessor of Changing Places Australia Registration CP010

Vanessa's Educational Profile and Qualifications include:

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- Certificate IV in Access Consulting

Jenny Desai

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