

Report Type:

DA Access Report

Reference Number:

21335

Client:

Gus Fares Architects Pty Ltd

Site Address:

31 Stanley Crescent & 2A Bringelly Road, Kingswood NSW



ACCESS REPORT

Vista Access Architects



Company Details

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Executive Summary and Design Certificate

This Access Compliance Report is to accompany a Development Application for the development proposed at 31 Stanley Crescent & 2A Bringelly Road, Kingswood NSW

This development proposes a New Building with a total of 96 Residential units and 6 Commercial use units. The development is within Penrith City Council. A total of 3 Accessible parking spaces has been provided in the development.

The development has building classification as detailed below;

- Class 3 (residential boarding house, hostel accommodation or similar)
- Class 5 (office building for professional or commercial use)
- Class 7a (car park)

This Access 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.

The assessment of the proposed development has been undertaken to the extent necessary to issue DA (Development application) consent under the Environmental Planning and Assessment Act. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.

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

The information contained in this statement is true and accurate to the best of our knowledge. Our qualifications and accreditations are listed below.

Assessed by

Art Phonsawat

*Associate Access Consultant
ACAA Accredited Membership number 695
Qualified- Certificate IV in Access Consulting*

Peer reviewed by

Farah Madon

*Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 281
Qualified- Diploma in Access Consulting
LHA Assessor Licence number 10032*

Vista Access Architects Pty. Ltd.

Relevant dates:

Fee proposal, number FP-21692 dated 20-09-2021. Fee proposal was accepted by Client on 21-09-2021

Assessed Drawings:

The following drawings by Gus Fares Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
A100	A	09-2021	Basement 2 plan
A101	A	09-2021	Basement 1 plan
A102	A	09-2021	Ground floor plan
A103	A	09-2021	First floor plan
A104	A	09-2021	Second floor plan
A105	A	09-2021	Third and fourth floor plan
A106	A	09-2021	Fifth floor plan
A107	A	09-2021	Sixth floor plan

Document Issue:

Issue	Date	Details
Draft 1	03-10-2021	Issued for Architect's review
A	21-10-2021	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 and all its contents including diagrams are a copyright of Vista Access Architects Pty Ltd (VAA) and can only be used for the purposes of this particular project. Copy- pasting diagrams from this report to Architectural plans will constitute copyright infringement.

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 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 3- residential boarding house, hostel accommodation or similar

Access is required:

- From a required accessible pedestrian entrance to at least 1 floor with SOUs and to the entry of doors of each SOU on that level.
- To and within 1 of each type of room or space in common use.
- Where floor is accessed by an AS1428.1 ramp or lift, access is required to the entry doorway of each SOU on that level and to and within all common use areas on that level.

Accessible SOU requirements:

- Not more than 2 Accessible SOUs to be located adjacent to each other.
- Where more than 2 Accessible SOUs are required, they are to represent a range of available rooms.

Total number of SOUs	Accessible SOUs required
1 to 10 SOUs	1 accessible SOU
11 to 40 SOUs	2 accessible SOUs
41 to 60 SOUs	3 accessible SOUs
61 to 80 SOUs	4 accessible SOUs
81 to 100 SOUs	5 accessible SOUs
101 to 200 SOUs	5 accessible SOUs + 1 per 25 (in excess of 100)
201 to 500 SOUs	9 accessible SOUs + 1 per 30 (in excess of 200)
More than 500 SOUs	19 accessible SOUs + 1 per 50 (in excess of 500)

Compliance Comments

Complies

- The development has a total of 96 SOUs and therefore 5 accessible SOUs have been provided, representing the range of available rooms with no more than 2 Accessible SOUs adjacent to each other.
- Accessible SOU numbers are 001 (RH), 12 (LH), 14 (RH), 26 (LH) and 27(RH)
- SOUs 12 and 26 have been provided with LH transfer toilets and SOUs 01, 14 and 27 have been provided with RH transfer toilets to satisfy the requirement of range of available rooms.
- Access has been provided from the main pedestrian entry doorway to the entry doors of all SOUs on all levels by means of accessible pathways and lifts.
- Access has been provided to at least 1 of each common use spaces such as communal living on the ground floor level.
- Access has been provided to common use garbage chutes on each floor level.
- Access is required to common use letterbox area with min 1540x2070 flat circulation space in front of the letterboxes.

Details to be verified at CC stage of works.

Requirement

Class 5 - Commercial/ Retail.

- To and within all areas that are normally used by the occupants.

Compliance Comments

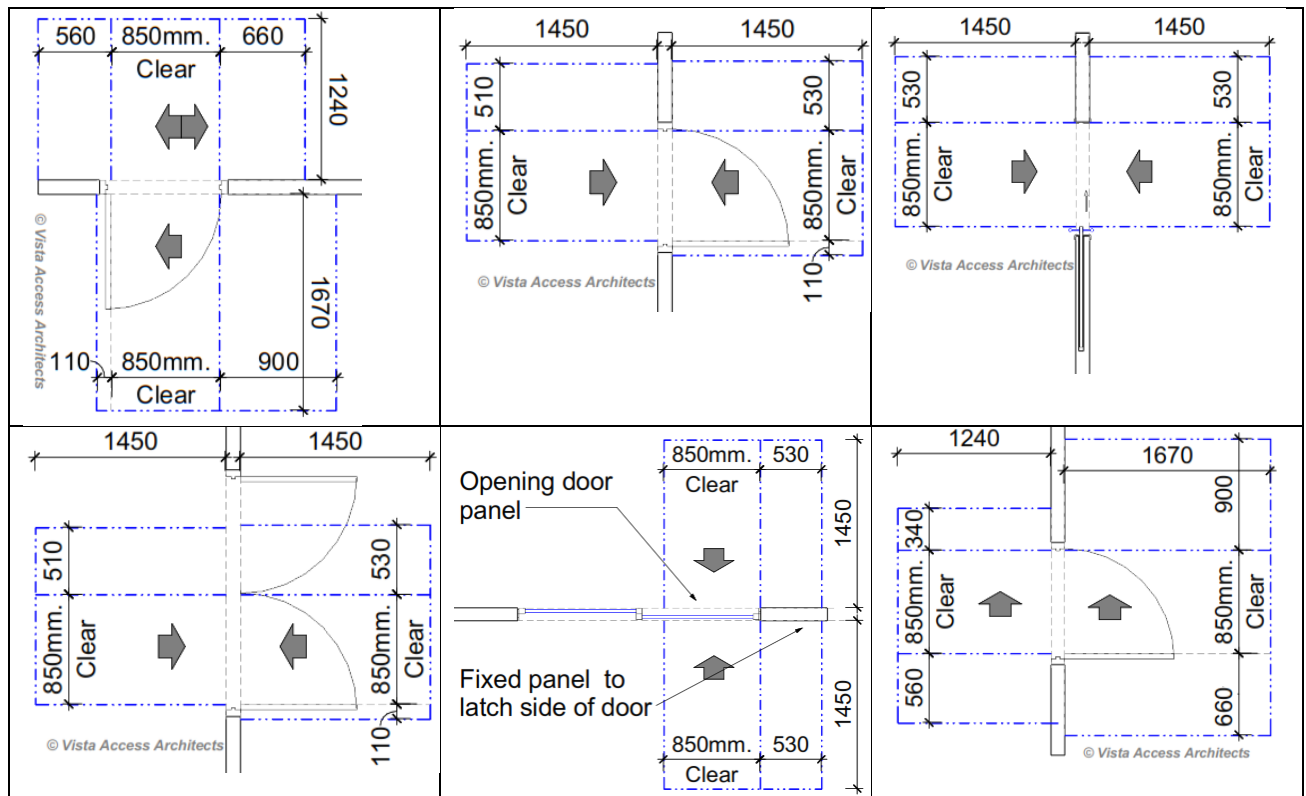
Complies.

Access has been provided to and within all areas required to be accessible.

2 Low rise platform lifts are used which are required to be BCA compliant.

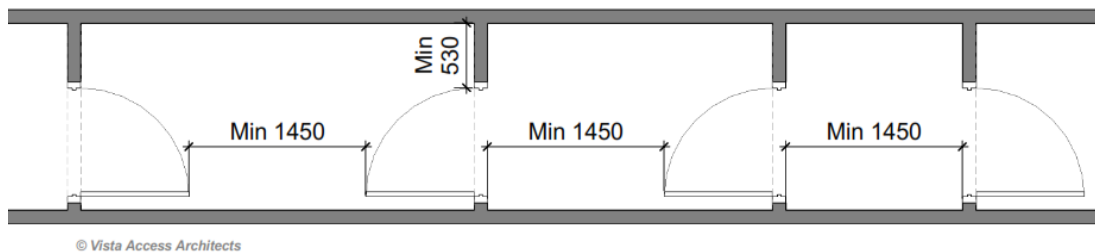
Details to be verified at CC stage of works.

BCA Part D3.2 Access to buildings	
Requirement	Accessway is required from; <ul style="list-style-type: none"> - 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 <ul style="list-style-type: none"> - Level Access has been provided from the main pedestrian entry at the site boundary with 2 (two) low rise platform lifts provided in corridors. - Access has been provided from accessible car parking spaces by means of lifts. Details to be verified at CC stage of works.
Requirement	External Walkway / Pedestrian Access- to be as per requirements of AS1428-2009.
Compliance Comments	Complies with spatial requirements. Details to be verified at CC stage of works.
Requirement	Accessway is required through: <ul style="list-style-type: none"> - 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 of works.
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: <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 - Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)
Compliance Comments	Complies with spatial requirements. 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. Note that the circulation spaces to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space). Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building. Where there is an external level difference at the door threshold, the maximum level difference can be 35mm if provided with a 1:8 doorway threshold ramp. Details to be verified at CC stage of works.



[Image description: Different types of doorways with door circulation requirements as per AS1428.1]

Distances in between airlocks to provide for a minimum 1450mm clear of door swing and minimum latch side space as shown in following diagram.

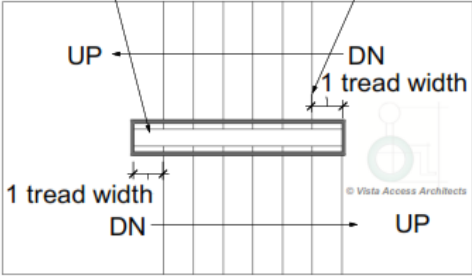


[Image description: Circulation spaces required in airlocks in a required accessible path of travel]

BCA Part D3.3 Parts of buildings required to be accessible

<p>Requirement</p>	<p>Every Ramp with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with Clause 10 of AS1428.1:</p> <ul style="list-style-type: none"> - AS1428.1-2009 (including but not limited to - maximum grade of 1:14 with appropriate landings at a maximum of 9M of a flight of ramp). - 1M clear width to be provided between handrails / kerb / kerbrails. - Handrails and kerbs to be provided on both sides with appropriate handrails extensions. - Slip resistance of ramp and landings to comply with BCA Table D2.14
<p>Compliance Comments</p>	<p>N/A No 1:14 ramps have been identified in the development.</p>

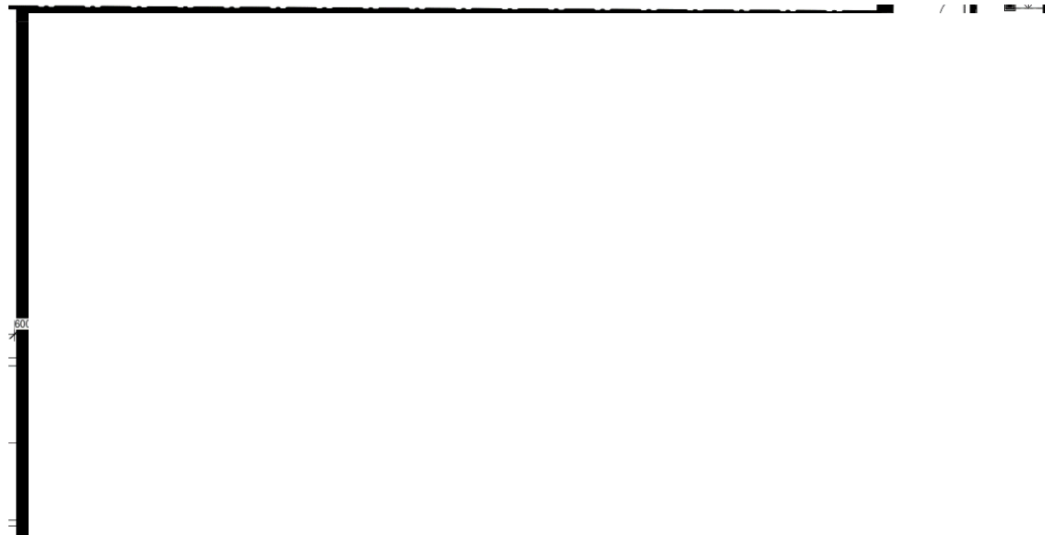
Requirement	<p>Step ramp if provided is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009 including max grade of 1:10, max height of 190mm, max length of 1.9M - Slip resistance of ramp and landings to comply with BCA Table D2.14. - A landing for a step ramp must not overlap a landing for another step ramp or ramp
Compliance Comments	<p>N/A No step ramps have been identified in the development.</p>
Requirement	<p>Kerb ramp if provided is to be compliant with:</p> <ul style="list-style-type: none"> - 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	<p>N/A No kerb ramps have been identified in the development.</p>
Requirement	<p>Every Stairway (excluding fire-isolated stairway) is to be compliant with:</p> <ul style="list-style-type: none"> - Clause 11 of AS1428.1-2009 (including but not limited to opaque risers, handrails on both sides including appropriate handrail extensions between 1M clear width and compliant nosing strips). - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
Compliance Comments	<p>Complies with spatial requirements. Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p> <div data-bbox="352 947 861 1451" data-label="Diagram"> <p>The diagram illustrates two methods for handrail placement at a midlanding. Option A shows a handrail extending across the landing by one tread width. Option B shows the first riser of the next flight offset by one tread width. Dimensions of 300mm minimum are specified for the offset. Arrows indicate the direction of travel (UP and DN).</p> </div> <p>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.</p> <p>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 OR provided with a 300mm handrail extension, so that no vertical sections are created in the handrails. This applies to both non-fire-isolated and fire-isolated stairways.</p> <p>[Image description: Diagram shows the requirements of a non-fire-isolated stairway as per AS1428.1]</p>

Requirement	<p>Every Fire-isolated Stairway is to be compliant with AS1428.1-2009 in the following aspects:</p> <ul style="list-style-type: none"> - Handrail on one side (requirement under D2.17) with 1M clear space. Handrail extensions are not required however since the handrails cannot have any vertical sections and since handrail is required to be at a consistent height throughout the stairway including at landings, it may be essential to either provide handrail extensions or offset first riser going up at mid landings to achieve this at 90° to 180° turns. - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
Compliance Comments	<p>Complies with spatial requirements. Detailed features of the fire-isolated stairways will be assessed with the requirements of AS1428.1 at the CC stage of works.</p> <p>Option A- extend handrail by 1 tread at midlanding Option B- offset first riser going up at at midlanding</p>  <p>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 OR provided with a 300mm handrail extension, so that no vertical sections are created in the handrails. This applies to both non- fire-isolated and fire-isolated stairways.</p> <p>[Image description: Diagram shows the requirements of a fire-isolated stairway as per AS1428.1]</p>
Requirement	<p>Nosing strips to both fire-isolated and non-fire-isolated stairways</p> <ul style="list-style-type: none"> - 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	<p>Capable of compliance. Detailed features of the nosing strips will be assessed with the requirements of AS1428.1 at the CC stage of works.</p>
Requirement	<p>Handrail cross-sectional profile – for stairways and ramps to comply with AS1428.1</p> <ul style="list-style-type: none"> - 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	<p>Capable of compliance. Detailed features of the handrails will be assessed with the requirements of AS1428.1 at the CC stage of works.</p>

Requirement	<p>Slip resistance requirements as per BCA BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586:</p> <table border="1"> <thead> <tr> <th rowspan="2">Application</th> <th colspan="2">Surface conditions</th> </tr> <tr> <th>Dry</th> <th>Wet</th> </tr> </thead> <tbody> <tr> <td>Ramp steeper than 1:14</td> <td>P4 or R11</td> <td>P5 or R12</td> </tr> <tr> <td>Ramp steeper than 1:20 but not steeper than 1:14</td> <td>P3 or R10</td> <td>P4 or R11</td> </tr> <tr> <td>Tread or landing surface</td> <td>P3 or R10</td> <td>P4 or R11</td> </tr> <tr> <td>Nosing or landing edge strip</td> <td>P3</td> <td>P4</td> </tr> </tbody> </table> <p>HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces</p>	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
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Tread or landing surface	P3 or R10	P4 or R11																
Nosing or landing edge strip	P3	P4																
Compliance Comments	<p>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 provided at the CC stage of works.</p>																	
Requirement	Every Passenger lift is to comply with the requirements of BCA E3.6.																	
Compliance Comments	<p>This has been assessed further in the report in the Lifts section. Refer to Lifts section.</p>																	
Requirement	<p>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.</p>																	
Compliance Comments	<p>N/A There are no accessways over 20M lengths in the development where a direct line of sight is not available.</p>																	
Requirement	<p>Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).</p>																	
Compliance Comments	<p>Complies with spatial requirements.</p> <ul style="list-style-type: none"> - Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway. - A space of 1540mmx2070mm is also required / provided in front of all passenger lift doors. <p>Details to be verified at CC stage of works.</p>																	
Requirement	<p>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.</p>																	
Compliance Comments	<p>Capable of compliance if carpets are provided in the common use areas, commercial use areas and accessible units Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance. Details to be verified at CC stage of works.</p>																	

	BCA Part D3.4 Exemption
Requirement	<p>Access is not required to be provided in the following areas:</p> <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	<p>For information only.</p> <p>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.</p> <p>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.</p>
	BCA Part D3.5 Accessible Carparking
Requirement	<p>Class 3</p> <p>For Accessible parking requirements for boarding house, guest house, hostel etc. Multiply total number of carparking spaces provided by the % of</p> <ul style="list-style-type: none"> - Accessible SOUs to the total number of SOUs or - Accessible bedrooms to the total number of bedrooms <p>Calculated to the next whole number</p> <p>For Accessible parking requirements for residential part of school, accommodation for the aged, the disabled or children, residential part of health care building etc.</p> <ul style="list-style-type: none"> - 1 space per 100 carparking spaces
Compliance Comments	<p>Complies</p> <p>Number of carparking spaces provided = 34 (for 96 Boarding house units)</p> <p>Total number of accessible parking spaces required as per the formula listed above in the requirements = 2</p>
Requirement	<p>Class 5</p> <ul style="list-style-type: none"> - 1 Accessible car parking space per 100 carparking spaces
Compliance Comments	<p>Complies.</p> <p>Total number of Accessible parking spaces required / provided for the commercial component of the development = 1</p> <p>Detailed features of the accessible parking space to be verified at CC stage of works.</p>

Basement 2



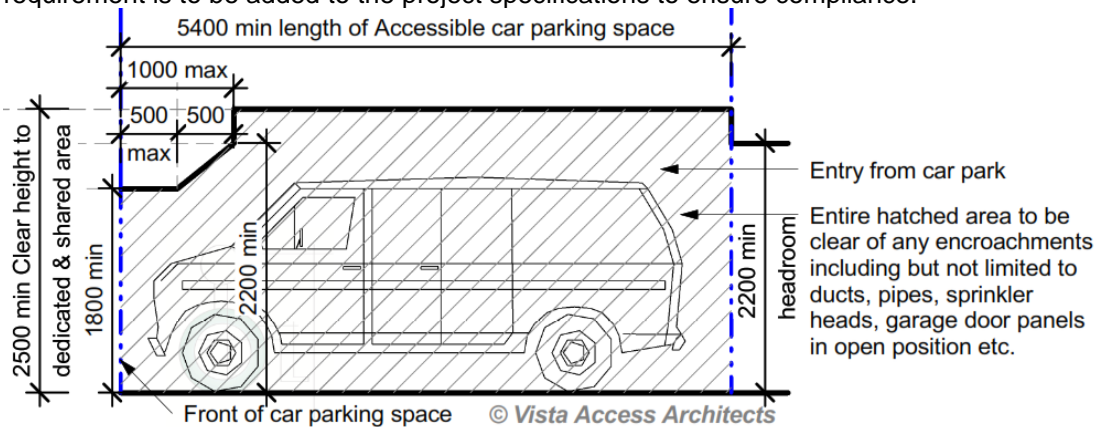
[Image description: Plan of Basement 2 above shows the provision of Accessible parking spaces]

AS2890.6-2009 requirements for Accessible car parking space

- Requirement**
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level
 - Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors.
 - Central Bollard in shared space at 800+/-50mm from entry point.
 - Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking not required where allocated to an Adaptable unit).
 - Minimum headroom of 2.2M at entrances and 2.5M is required over shared space as well as dedicated spaces.
 - Non-trafficked area of the shared space to have marking strips at 45°, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)

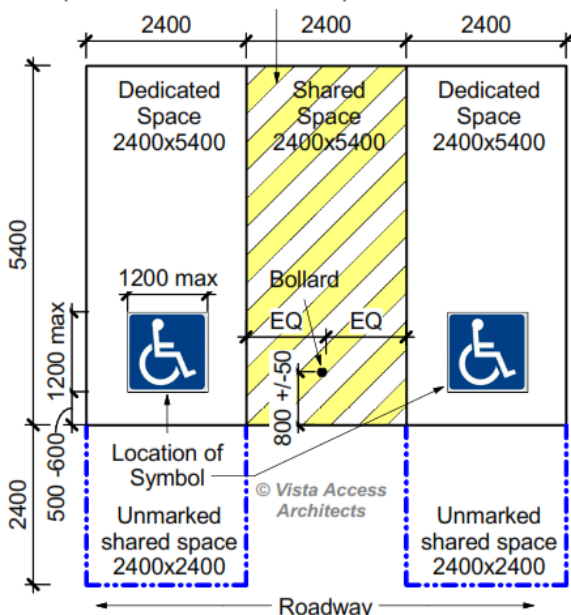
Compliance Comments

Complies with spatial requirements.
 Details to be verified at the CC stage of works.
 Refer to diagrams below for requirements, especially in regard 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]

150-200 wide yellow diagonal stripes with spaces 200-300 between stripes at 45+/- 10°



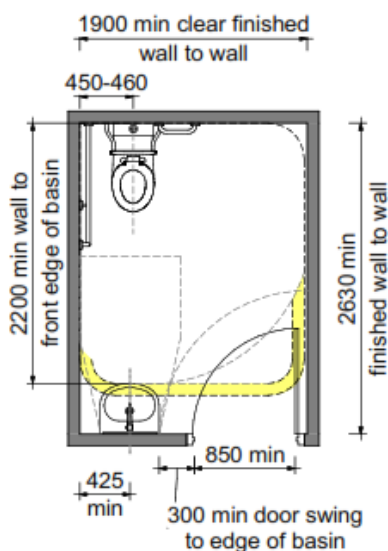
[Image description: Diagram shows spatial requirements of AS2890.6 including line marking, symbol and bollard requirements]

BCA Part D3.6 Signage	
<p>Requirement</p>	<p>Braille and Tactile signage is required to identify Accessible Sanitary facilities</p> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p>Male Toilet</p> </div> <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p>Female Toilet</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p>Unisex Toilet LH</p> </div> <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p>Unisex Toilet LH</p> </div> </div> <p>Signage must incorporate the international symbol of access in accordance with AS 1428.1 and identify each sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a SOU unit in a Class 3 or Class 9c building. Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use. [Image description: Image of sample Signage]</p>
<p>Compliance Comments</p>	<p>Capable of compliance. Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>
<p>Requirement</p>	<p>Braille and Tactile signage is required immediately outside an airlock or doorway that leads to separate male, female and accessible toilets.</p>
<p>Compliance Comments</p>	<p>Capable of compliance. Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>
<p>Requirement</p>	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p>Female Ambulant Toilet</p> </div> <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p>Male Ambulant Toilet</p> </div> </div> <p>Braille and Tactile signage is required to identify Ambulant Sanitary facilities Place sign on ambulant toilet cubicle door. [Image description: Image of Signage]</p>
<p>Compliance Comments</p>	<p>Capable of compliance Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>
<p>Requirement</p>	<p>Braille and Tactile signage is required to identify Hearing Augmentation</p>
<p>Compliance Comments</p>	<p>N/A Hearing augmentation is not provided since there is no inbuilt amplification system proposed in the development.</p>
<p>Requirement</p>	<div style="border: 1px solid black; padding: 5px; display: inline-block; margin-bottom: 10px;"> <p>Exit Level ?</p> </div> <p>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:</p> <ul style="list-style-type: none"> - 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 <p>The "?" shown in image above is to be replaced with the floor level where the door is located. [Image description: Image of Signage]</p>
<p>Compliance Comments</p>	<p>Capable of compliance. All doors nominated as Exit doors require signage as described above. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>

Requirement	Signage is required to a non-accessible pedestrian entrance
Compliance Comments	N/A The development has only 1 entry which has been designed to be accessible.
Requirement	Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.
Compliance Comments	N/A
Requirement	All signage is required to be as per Specification D3.6 Braille and Tactile Signs This includes location of signage, specifications in regards to braille and tactile characters, luminance contrast and lighting.
Compliance Comments	Capable of compliance. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.
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 a 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: <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). Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
Compliance Comments	Capable of compliance. TGSI selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.
BCA Part D3.11 Limitations on Ramps	
Requirement	On an accessway: <ul style="list-style-type: none"> - A series of connected ramps must not have a combined vertical rise of more than 3.6M; - And a landing for a step ramp must not overlap a landing for another step ramp or ramp.
Compliance Comments	N/A No ramps have been identified in the development.

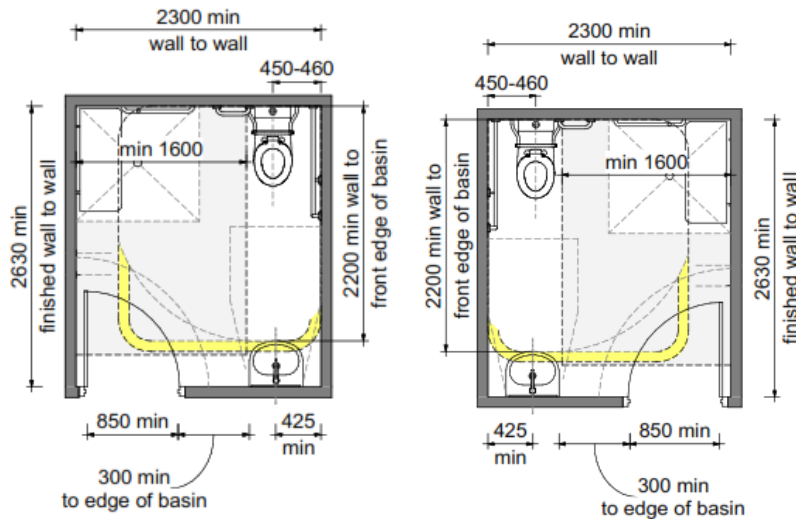
	BCA Part D3.12 Glazing on Accessways
Requirement	<p>Glazing requirements:</p> <ul style="list-style-type: none"> - Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have 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. Graphical representation or cut-outs are not permitted.
Compliance Comments	<p>Capable of compliance</p> <p>Glazing strips are required to be provided to full length glazed areas (doors and windows) used in common use areas such as lift lobbies and common passageways and in all commercial use areas.</p> <p>Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>
	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 - An accessible facility is not required on a level with no lift / ramp access.
Compliance Comments	<p>Complies with spatial requirements.</p> <p><u>Common use sanitary facilities:</u></p> <ul style="list-style-type: none"> - The following has been provided in the common use areas. <p>Ground floor: 1 unisex accessible transfer toilet covert to RH transfer at CC stage. Ground floor: 1 unisex accessible LH transfer toilet Level 1: 1 unisex accessible RH transfer toilet</p> <p><u>Accessible sanitary facilities within the Accessible SOUs:</u></p> <ul style="list-style-type: none"> - Each Accessible SOU has been provided with Accessible toilet and accessible shower
	BCA F2.4(a) Accessible unisex sanitary compartments
Requirement	<p>Class 3</p> <ul style="list-style-type: none"> - 1 Accessible toilet within every accessible SOU provided with sanitary compartments. At least 1 unisex Accessible toilet when sanitary compartments are provided in common areas.
Compliance Comments	<p>Complies with spatial requirements.</p> <p><u>Common use sanitary facilities:</u></p> <ul style="list-style-type: none"> - The following has been provided in the common use areas. <p>Ground floor: 1 unisex accessible transfer toilet covert to RH transfer at CC stage.</p> <p><u>Accessible sanitary facilities within the Accessible SOUs:</u></p> <ul style="list-style-type: none"> - Each Accessible SOU has been provided with Accessible toilet and accessible shower

Requirement	Class 5 - 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 with spatial requirements. <u>Common use sanitary facilities:</u> - The following has been provided in the common use areas. Ground floor: 1 unisex accessible LH transfer toilet Level 1: 1 unisex accessible RH transfer toilet
BCA F2.4(b) Requirements for Accessible unisex showers	
Requirement	Class 3 - 1 Accessible shower within every accessible SOU provided with showers and At least 1 unisex Accessible shower for every 10 showers provided in common areas.
Compliance Comments	Complies with spatial requirements. The following has been provided. <u>Accessible sanitary facilities within the Accessible SOUs:</u> - Each Accessible SOU has been provided with Accessible toilet and accessible shower
Requirement	Class 5 When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance Comments	N/A No common use accessible showers have been identified on plans.
Requirement	Accessible unisex toilet is to be designed in accordance with AS1428.1-2009
Compliance Comments	Complies with spatial requirements. Detailed features of the Accessible unisex toilet will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.



[Image description: Circulation requirements for typical accessible toilets as per AS1428.1. Mirror images of the above may apply. Note that location of the door is indicative only]

Requirement	Showers for Accessible use are to be designed in accordance with AS1428.1.
Compliance Comments	Complies with spatial requirements. Detailed features of the Accessible shower will be assessed with the requirements of AS1428.1 at the CC stage of works



[Image description: Diagram showing some design options for accessible toilet and accessible shower in plan as per AS1428.1. Note that location of the door is indicative only]

Requirement	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided
Compliance Comments	<p>Complies with spatial requirements Detailed features of the Ambulant use toilets will be assessed with the requirements of AS1428.1 at the CC stage of works.</p> <p>[Image description: Diagram showing requirements for circulation spaces for fixtures in an Ambulant toilet as per AS1428.1]</p>

BCA Part E Lift Installations

BCA E3.2 Stretcher facility in lifts

Requirement	A Stretcher lift is to be provided if a passenger lift is installed to serve any storey with an effective height of 12M. The space requirement is 600mm wide x 2000mm deep x 1400mm high above the floor level. Confirm this requirement with your BCA consultant.
Comments	For information only. Contact BCA consultant / PCA in regard to applicable requirements.

	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. A certificate of compliance from the lift supplier will be required at the CC stage of works stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations.
	BCA E3.6 Table E3.6a Limitations on use of types of passenger lifts
Requirement	Limitations on use of Low-rise platform lift - Must not travel more than 1M Limitations on use of Low-rise, low-speed constant pressure lift - If enclosed, must not travel more than 4M - If unenclosed, must not travel more than 2M - Must not be used in high traffic public use areas in buildings such as theatres, cinema, auditorium, transport interchange, shopping complex, etc. Limitations on use of small sized, low-speed automatic lift - Must not travel more than 12M
Compliance Comments	Capable of compliance. Two wheelchair platform lifts have been provided on Ground floor level. A certificate of compliance from the lift supplier will be required at the CC stage of works stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations.
	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.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
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 Details to be verified at CC stage of works. Additional lift car size may apply if stretcher lift is required under the BCA.
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 of works.
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 of works.

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 of works.
Requirement	Lift car and landing control buttons to comply with AS1735.12 (excluding stairway platform lift and low-rise platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
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 of works.
Requirement	To all lifts serving more than 2 levels , audible and visual indication to be provided as per AS1735.12.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
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 of works.

Additional Features required as per AS1428

Refer to AS1428 for full list of requirements.

The following accessibility requirements apply only to:

- Common use areas within the residential component (including passageways leading to SOUs)
- To and within all units nominated on the plans as Accessible units
- 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 of works.
Requirement	Doorway requirements <ul style="list-style-type: none"> - All common use doorways in the development to be in accordance with AS1428.1 - Door thresholds are to be level or they can incorporate a doorway threshold ramp as per AS1428.1 i.e. max 1:8 grade, max height of 35mm and located within 20mm of door leaf. - Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1.
Compliance Comments	Capable of compliance. Door hardware selections generally take place at CC stage of works. Selection of door hardware as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
Requirement	Luminance contrast requirements for doorways. All doorways to have a minimum luminance contrast of 30% provided as per AS1428.1 with the minimum width of the luminance contrast to be 50mm.
Compliance Comments	Capable of compliance. Check the selected colours for walls / doors/ door frames by checking the LRV / Luminance contrast on http://www.accessarchitects.com.au/luminance-contrast-calculator Details to be verified at CC stage of works.
Requirement	Floor or ground surfaces <ul style="list-style-type: none"> - 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 as per AS1428.1 - Grates if used in the accessible path of travel is required to comply with the requirements as per AS1428.1
Compliance Comments	Capable of compliance. Floor surface selections generally take place at CC stage of works. Selection of floor surfaces as specified above will lead to compliance and these selection details are to be verified at CC
	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, Accessible SOUs and Accessible sanitary facilities to be located as per requirements of AS1428.1
Compliance Comments	Capable of compliance. Lighting fixture selections and locations generally take place at CC stage of works. Selection of lighting fixtures and locating them as specified above will lead to compliance. These selection/location details are to be verified at CC stage of works.

Accessible SOU requirements

BCA does not specify the features required for an Accessible SOU. The following are selected features of AS1428.1 which are considered suitable for an Accessible SOU. The development has a requirement for 5 Accessible SOUs.

The nominated Accessible SOUs are Unit numbers 01, 12, 14, 26 and 27

Roo



1550

Roo



Room 26

Room 27

R☑= Required;

C☑ =Capable of compliance at **by adding the requirement to the project specifications.**

	Requirements as per AS1428	R	C	Comments
1	Doorways			
	All doors including entry door to provide 850mm clear opening space with the necessary door circulation spaces and fixtures as specified under AS1428.1	☑	☑	Complies Details to be verified at the CC stage of works.
2	Bathroom			
	At least 1 Bathroom to accommodate, WC pan, Shower and handwash basin with the necessary fixtures and circulation spaces as specified under AS1428.1	☑	☑	Complies Details to be verified at the CC stage of works.
3	Laundry			
	Where internal laundry provided, provide for a space of 1550mm space in front of laundry appliances.	☑	☑	Complies Details to be verified at the CC stage of works.
4	Main bedroom			
	At least 1 bedroom to have a queen bed with circulation space of 1540mm x 2070mm at the base or side of the bed and at least 1M on the other 2 sides. It is our opinion that In the case of a boarding house a single bed may be used with the same circulation spaces.	☑	☑	Complies Details to be verified at the CC stage of works.
5	Living areas			
	Adequate circulation space is to be available after the placement of furniture. Circulation space of minimum 2250mm diameter is considered to be appropriate.	☑	☑	Complies In case of boarding house- Common use living areas have been provided which comply with the requirement. Details to be verified at the CC stage of works.
6	Kitchen / Kitchenette			
	Where internal kitchenette provided, - 1550mm clear spaces is required in front of the benchtops. - Provide long arm lever tap - 1 double GPO within 300mm of front bench. Consideration to be given to provision of an 850mm section without base cabinetry or removable cabinetry to allow for access to benchtop and a benchtop space of 800mm between the fridge and cooktop.	☑	☑	Capable of compliance. In some cases. Common use kitchen has been provided which is capable of compliance with the requirements. Details to be verified at the CC stage of works.
7	Balconies and outdoor areas			
	Where access is available from the unit to the outdoor areas such as balconies and courtyards, an accessible threshold is required, with door tracks for sliding doors (if any) to be flush with the internal floor level and max height of external threshold ramp of 35mm height.	☑	☑	Capable of compliance. This requirement also applies to common use areas. Details to be verified at the CC stage of works.

8	Flooring			
	All flooring is required to be step free. Construction tolerances, slip resistant and waterproofing to be as required under relevant Australian Standards.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Capable of compliance. Details to be verified at the CC stage of works.
9	Switches and GPOs			
	All switches, GPOs and controls (including controls for intercom facilities) to be accessible as required under AS1428.1 which include <ul style="list-style-type: none"> - Rocker action / toggle switches to be provided in with a minimum size of 30mmx30mm located 900-1100mm above FFL and not less than 500mm from internal corners except where on the architrave on the latch side of the door. - GPOs to be located between 600-1100mm above FFL and minimum of 500mm from any internal corners 	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Capable of compliance. Details to be verified at the CC stage of works.

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 common use kitchens in residential common use areas and 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.

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





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:

- Diploma of Surveying and Diploma of Health and Building Surveying, Sydney Institute of Technology
- Certificate IV in Access Consulting



Jenny Desai

ACAA Accredited Access Consultant
NDIS Accredited SDA Assessor
Livable Housing Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - Member 572
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00043
- Registered Assessor of Livable Housing Australia - Registration 20242

Jenny's Educational Profile and Qualifications include:

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



Art Phonsawat

ACAA Associate Access Consultant

- Associate member of the Association of Consultants in Access Australia (ACAA) - Member 695

Art's Educational Profile and Qualifications include:

- Advanced Diploma in Interior design, Sydney
- Certificate IV in Access Consulting

