

Access Compliance Report to accompany a

Development Application

Development Address: 682 Castlereagh Road, Agnes Bank, NSW 2753

Client: Vraj Sydney Pty Ltd.



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

- Class 9b (assembly building, school)

This report is based on the relevant components of;

- Building Code of Australia (BCA) 2016, 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
- aAS1428.4.1-2009 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

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 2016.

ASSESSED BY



Jenny Desai

*ACAA Associate Access Consultant
ACAA Membership number 572*

PEER REVIEWED BY



Farah Madon

*Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 281
LHA Assessor Licence number 10032*

Vista Access Architects Pty. Ltd.

General overview of Project:

This development proposes Additions and Alterations to an Existing building.

The project is within Penrith City Council LGA.

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

Relevant dates:

Fee proposal, number FP-7328 dated 27-10-2017. Fee proposal was accepted by Client on 27-10-2017.

Assessed Drawings:

The following drawings by Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
DA01	-	12-12-2017	Site plan
DA02	-	12-12-2017	Floor plan

Document Issue:

Issue	Date	Details
A	18-01-2018	Issued for DA

Limitations and Copyright information:

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 is to 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.

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

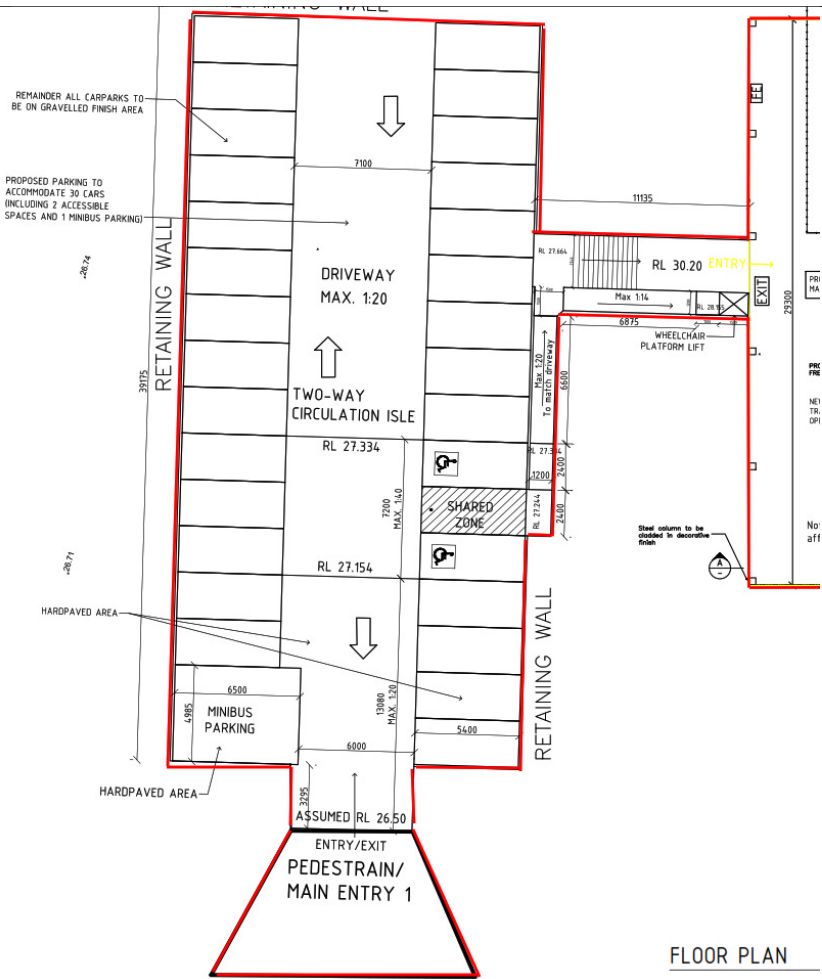
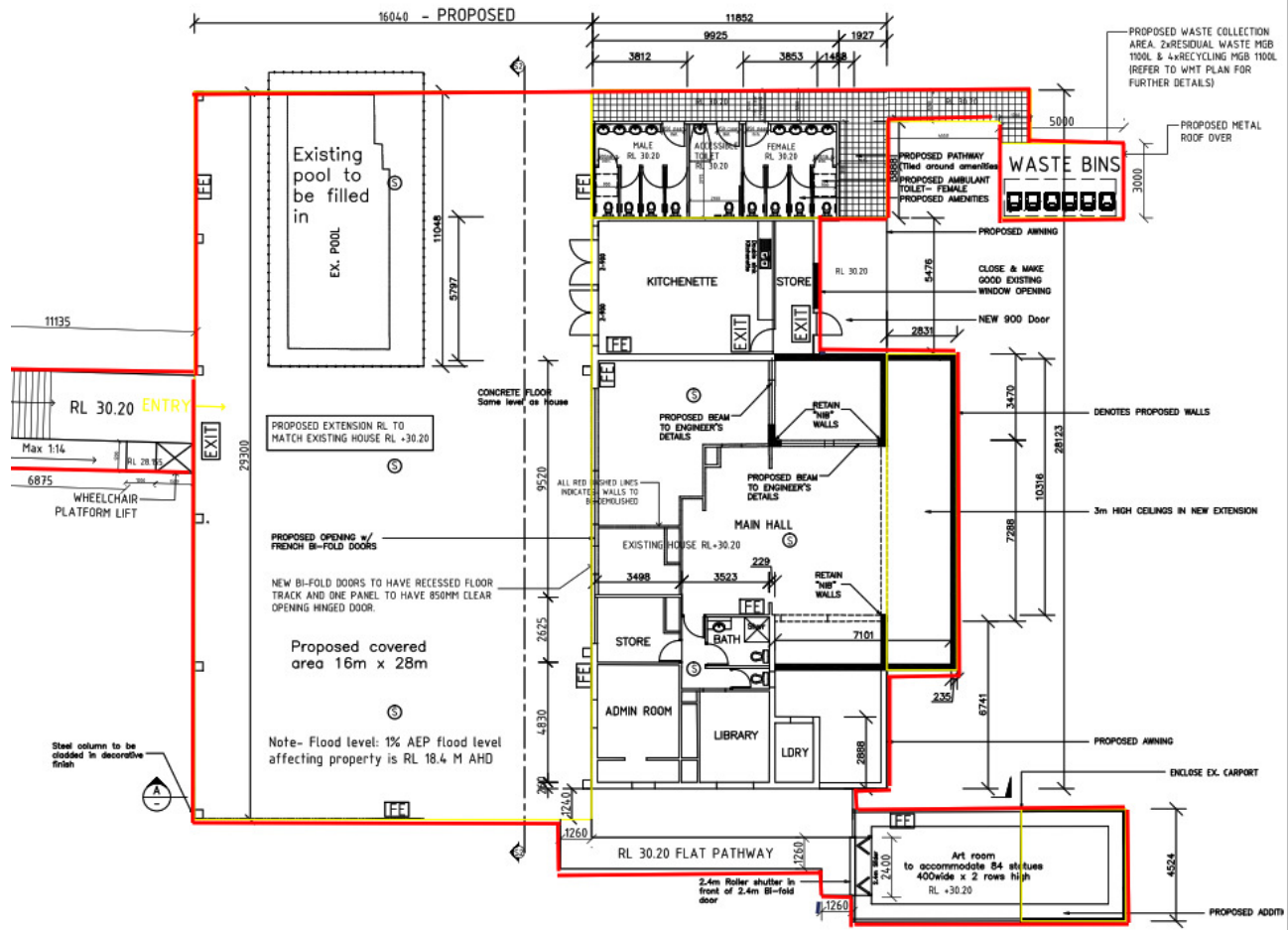
We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full responsibility that the requirements listed in this report are met and the construction to be as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586

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

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

Affected part upgrades

<p>Requirement</p>	<ul style="list-style-type: none"> - In general, APS covers new building work to existing buildings, such as an extension or an upgrade. - APS only applies to the part of the building that is the subject of the building approval application (i.e. new and modified works) and the 'affected part' of works. - Application of the APS to the new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application. - The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work. - When the 'affected part' is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel. - Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step.
<p>Compliance Comments</p>	<p>Capable of compliance.</p> <p>As stated in the above requirements, APS only applies to,</p> <ul style="list-style-type: none"> - New works, - Modified works and - Works within the 'affected part' <p>In this development, the new works, modified works and works within the 'affected part' have been shown in the plan below with a <u>red boundary</u> and include:</p> <ul style="list-style-type: none"> - Driveway and main pedestrian entry points - Accessible parking, connecting ramps and pathways - New deck and new sanitary facilities - Internal additions and alterations to main hall - Additions and alterations to garage to be used as art room

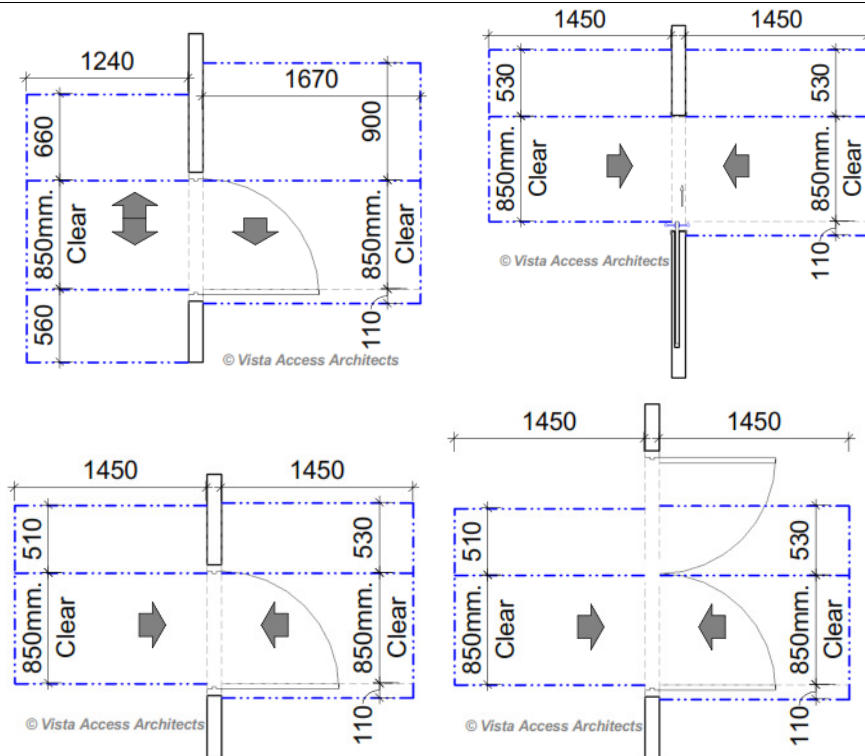


FLOOR PLAN

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

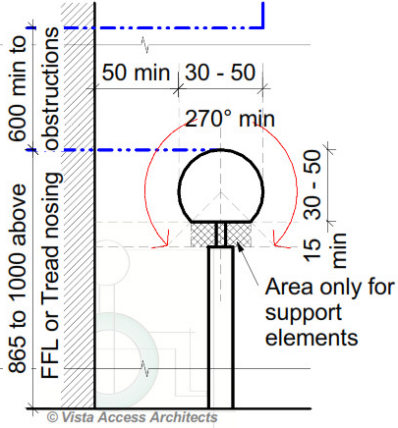
	BCA D3.1 General building Access requirements SOU refers to a Sole Occupancy Unit
Requirement	Class 9b- Assembly building not being a schools and early childhood centres. <ul style="list-style-type: none"> - To wheelchair seating spaces (if applicable have been assessed further on in the report). - To all areas except tiers that do not contain wheelchair seating spaces.
Compliance Comments	Complies. Access has been provided to and within all areas required to be accessible.
	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"> - Pedestrian access by means of 1:20 grade walkways and 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 ramps, walkways and a wheelchair platform lift. <p>Details to be verified at CC stage of works.</p>
Requirement	External Walkway / Pedestrian Access- to be as per requirements of AS1428-2009.
Compliance Comments	Complies Details to be verified at CC stage of works.
Requirement	Accessway is required through: <ul style="list-style-type: none"> - Main entry; and - Not less than 50% of all pedestrian entrances; and - In building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
Compliance Comments	Complies The building has 2 pedestrian entry points as indicated on plans as Entry 1 and 2. The main entry, Entry 1 is designed to be fully accessible. Entry 2 (non-accessible) is less than 50M from the Entry 1 (accessible) which is permissible under the BCA. Details to be verified at CC stage of works.
Requirement	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	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. This is achievable, and the door selections are to be verified at CC stage of works.








Typical door circulation requirements are shown above.

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

Requirement	Every Ramp with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with: <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
Compliance Comments	Complies. Maximum grade of 1:14 ramps are proposed linking the 1:20 pathway to the lift. Detailed features of the ramp will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.
Requirement	Step ramp if provided is to be compliant with: <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.
Compliance Comments	N/A No step ramps have been identified in the development.
Requirement	Kerb ramp if provided is to be compliant with: <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	N/A No kerb ramps have been identified in the development.
Requirement	Every Stairway (excluding fire-isolated stairway) is to be compliant with: <ul style="list-style-type: none"> - 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	Complies. 1 new external stairway has been proposed. The detailed features of the stairway will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.

Requirement	Handrail cross-section – for stairways and ramps to comply with AS1428.1-2009. <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. Details to be verified at CC stage of works.</p>  <p>© Vista Access Architects</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 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. - Nosing strips 50mm-75mm wide with minimum of 30% luminance contrast and - Slip resistance to comply with BCA Table D2.14. 																	
Compliance Comments	<p>N/A No fire isolated stairway has been identified in the development.</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" data-bbox="347 1240 1457 1435"> <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 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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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	<p>Every Passenger lift is to comply with the requirements of BCA E3.6.</p>																	
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	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).
Compliance Comments	Complies. <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 provided in front of the wheelchair platform lift doors. <p>Details to be verified at CC stage of works.</p>
Requirement	Carpet specifications Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
Compliance Comments	Capable of compliance if carpets are provided in the common use areas. 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.
BCA Part D3.4 Exemption	
Requirement	Access is not required to be provided in the following areas : <ul style="list-style-type: none"> - Where access would be inappropriate because of the use of the area - Where area would pose a health and safety risk - Any path which exclusively provides access to an exempted area
Compliance Comments	For information only. Areas such as lift machine rooms, fire services room, commercial kitchens etc. in the development are exempted from providing access under this clause due to WHS concerns. Where a care taker 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 in the development = 1 Total number of Accessible parking spaces provided in the development = 2
AS2890.6-2009 requirements for Accessible car parking space	
Requirement	<ul style="list-style-type: none"> - 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 zones 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. Other details to be verified at the CC stage of works.

Requirement	 	Braille and Tactile signage is required to identify Ambulant Sanitary facilities Place sign on ambulant toilet cubicle door.
Compliance Comments	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.	
Requirement		Braille and Tactile signage is required to identify Hearing Augmentation International sign of deafness is required to signage to identify a space with hearing augmentation, also identify the type of hearing augmentation, area covered and location of receivers if used.
Compliance Comments	Capable of compliance (if required) If Hearing augmentation is provided, the signage for the same will be required. Details of selected signage to be verified at CC stage of works.	
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: <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 The "?" shown in image above is to be replaced with the floor level where the door is located. Image of the running person is optional.
Compliance Comments	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.	
Requirement		Signage is required to a non-accessible pedestrian entrance as per AS1428.1-2009 to direct to the nearest accessible pedestrian entry. <i>Arrow direction on this signage is indicative only and the direction of the arrow will be based on the location of the accessible entry.</i>
Compliance Comments	Capable of compliance. Signage is at non-accessible entry point, Entry 2 in this case as noted on plans. 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.	
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.	
<h3 style="text-align: center;">BCA Part D3.7 Hearing Augmentation</h3>		
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	Capable of compliance. If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided. At DA stage no inbuilt amplification system has been proposed, however this will have to be reviewed again at the CC stage of works.	

	BCA Part D3.8 Tactile indicators (TGSIs)
Requirement	<p>TGSIs are required when approaching:</p> <ul style="list-style-type: none"> - Stairways other than fire-isolated stairways. - Escalators / passenger conveyor / moving walk. - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps). - Under an overhead obstruction of <2M if no barrier is provided. - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location). <p>Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.</p>

Compliance Comments	<p>Capable of compliance.</p> <p>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.</p>
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BCA Part D3.11 Limitations on Ramps

Requirement	<p>On an accessway:</p> <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.
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Compliance Comments	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>
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BCA Part D3.12 Glazing on Accessways

Requirement	<p>Glazing requirements:</p> <p>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 as per requirements of AS1428.1</p>
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Compliance Comments	<p>Capable of compliance</p> <p>Glazing strips are required to be provided to full length glazed areas (doors and windows).</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>
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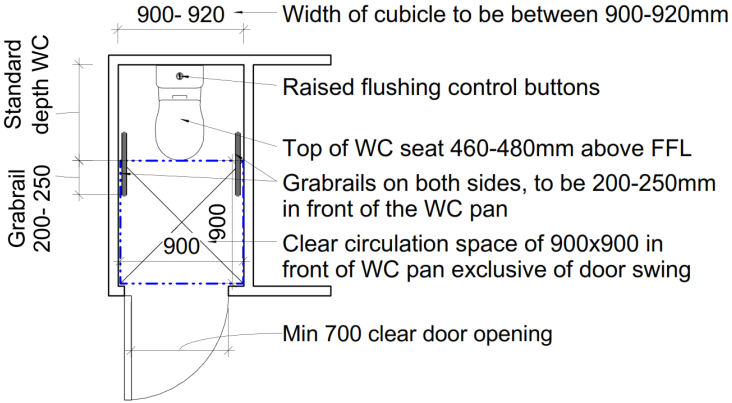
BCA Part F Accessible Sanitary Facilities
BCA F2.4 Accessible sanitary facilities

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.
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Compliance Comments	<p>Complies.</p> <p>1 unisex accessible facility RH transfer have been provided in the development.</p>
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Requirement	Accessible unisex toilets are to be designed in accordance with AS1428.1-2009
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Compliance Comments	<p>Complies with spatial requirements.</p> <p>Detailed features of the Accessible unisex toilet will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p>  <p><i>RH transfer toilet shown</i> Note: Location of door is indicative only.</p>
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Requirement	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided
Compliance Comments	Complies The following Ambulant facilities have been provided in the development. 1 Male Ambulant and 1 Female Ambulant use toilet
Requirement	Ambulant use toilets are to be designed in accordance with AS1428.1-2009
Compliance Comments	Complies with spatial requirement. Detailed features of the Ambulant use toilets will be assessed with the requirements of AS1428.1 at the CC stage of works. 
BCA F2.4(a) Accessible unisex sanitary compartments	
Requirement	Class 9 - 1 unisex Accessible toilet on every storey containing sanitary compartments. - Where more than 1 bank of sanitary compartments on a level, at 50% of banks
Compliance Comments	Complies 1 unisex accessible RH unisex accessible transfer toilet has been provided in the common use areas.
BCA F2.4(b) Requirements for Accessible unisex showers	
Requirement	Class 9 - When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance Comments	N/A No common use shower facilities have been identified in the development.
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.
Compliance Comments	N/A Not identified in the development.
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	N/A Not identified in the development.

Requirement	<p>Limitations on use of Low-rise, low-speed constant pressure lift</p> <ul style="list-style-type: none"> - 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. <p>Limitations on use of small sized, low-speed automatic lift</p> <ul style="list-style-type: none"> - Must not travel more than 12M
Compliance Comments	<p>Capable of compliance.</p> <p>1 wheelchair platform style lift has been proposed. Since this development is not considered to be a high traffic area, an enclosed style low-rise, low speed lift is considered to be appropriate for use.</p> <p>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.</p>

Additional Features required as per AS1428

Refer to AS1428 for full list of requirements

	<p>The following accessibility requirements apply only to:</p> <ul style="list-style-type: none"> - New areas, modified areas and areas within the 'affected part' of works as identified earlier in the report
Requirement	<p>Accessway width requirements</p> <ul style="list-style-type: none"> - 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	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>
Requirement	<p>Doorway requirements</p> <ul style="list-style-type: none"> - All common use doorways in the development in accordance with AS1428.1 - Door thresholds are to be level or they can incorporate a 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	<p>Capable of compliance.</p> <p>Details to be verified at CC stage of works.</p>
Requirement	<p>Door hardware requirements</p> <ul style="list-style-type: none"> - 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	<p>Capable of compliance.</p> <p>Door hardware selections generally take place at CC stage of works.</p> <p>Selection of door hardware as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>
Requirement	<p>Luminance contrast requirements for doorways.</p> <ul style="list-style-type: none"> - 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	<p>Capable of compliance.</p> <p>Painting schedule is generally developed at the CC stage of works. The painting schedule of walls/doors and door frames are to consider the above requirements when colours are selected. Generally a light colour door with a dark colour frame will satisfy requirements.</p> <p>Selection details are to be verified at CC stage of works.</p>

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	<p>Capable of compliance.</p> <p>Floor surface selections generally take place at CC stage of works.</p> <p>Selection of floor surfaces as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>
	Switches, Controls and Lighting requirements <ul style="list-style-type: none"> - 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	<p>Capable of compliance.</p> <p>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.</p>

Disability Discrimination Act

Advisory Only

	<p>The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.</p> <p>Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability.</p> <p>Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA.</p> <p>This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts.</p>
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Statement of Experience

Farah Madon- Director

ACAA Accredited Access Consultant, Livable Housing & Changing Places Registered Assessor

- Accredited member of Association of Consultants in Access Australia (ACAA) Membership no 281
- Architect, registered with the NSW Architects Registration Board. Registration number 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice member, 49397
- Registered Assessor of Livable Housing Australia. License no 10032
- Registered Assessor of Changing Places Australia. Registration no CP006

Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- OHS Construction Induction Training Certificate
- Units PRDAC401A/403A/503A & CPP40811 from Certificate IV in Access Consulting
- Unit CPP50711 from the Diploma in Access Consulting
- Successful completion of ACAA's Access Consultant's testing process
- Changing Places Australia Training Course

Farah has 20 years of experience of working in the field of Architecture and Access. Farah specialises in access consultancy services, including design for access, access related advise and auditing services and performance solution assessment for access related issues under the BCA by means of Expert Judgement. Farah has been invited as an expert witness for Access related matters in the Land and Environment Court.

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

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

Meet our team

Vanessa Griffin- Access Consultant

ACAA Associate Access Consultant & Livable Housing Assessor

- Associate member of Association of Consultants in Access Australia (ACAA) Membership no 500
- Member of AIBS – Australian Institute of Building Surveyors

Vanessa's Educational Profile and Qualifications include:

- Diploma of Surveying and Diploma of Health and Building Surveying
- Certificate IV in Training and Assessment and Certificate IV in Access Consulting

Jenny Desai- Access Consultant

ACAA Associate Access Consultant

- Associate member of Association of Consultants in Access Australia (ACAA) Membership no 572

Jenny's Educational Profile and Qualifications include:

- Master of Design (M.Des) from University of Technology, Sydney, NSW
- Graduate Diploma in Project Management from University of Technology, Sydney
- Certificate IV in Access Consulting

