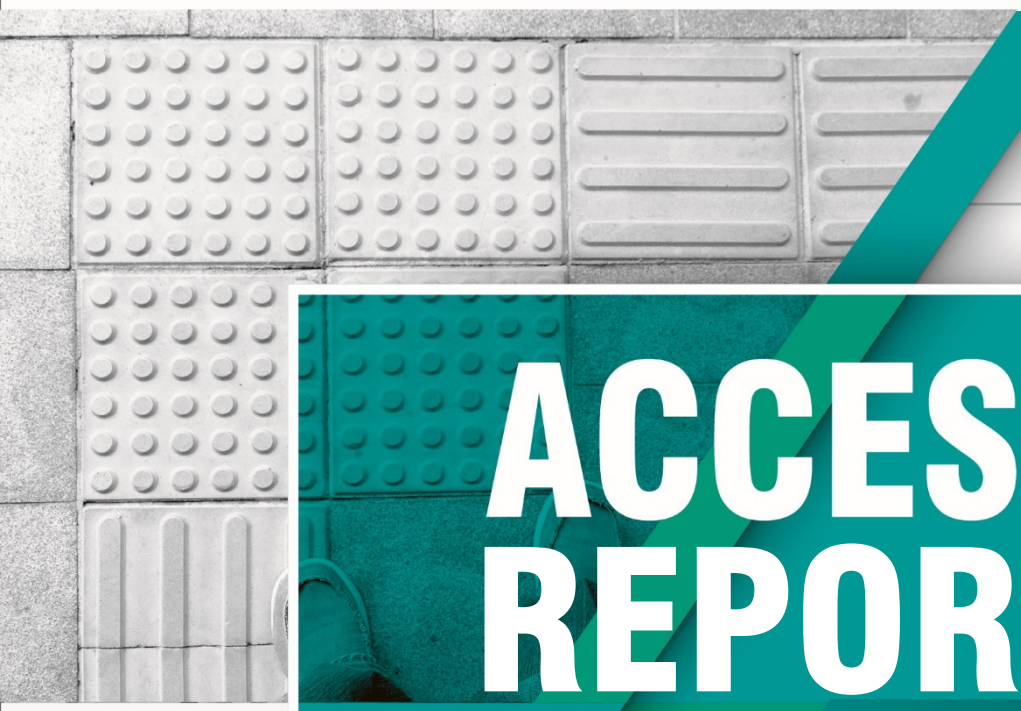
Report Type: CC Access Report
Reference Number: 19064A
Client: Complete Urban
Site Address: Colyton Neighbourhood Centre



vista access architects

ACCESS REPORT

Vista Access Architects

Company Details
Vista Access Architects Pty. Ltd
ABN 82 124 411 614 ARN 6940
ACAA 281, CP 006, LHA 10032

Postal Address
POBox 353
Kingswood
NSW 2747

Contact details
www.accessarchitects.com.au
admin@accessarchitects.com.au
Farah Madon 0412 051 876

Project Summary:

This Access Compliance Report is to accompany a Construction Certificate Application for the development proposed at Colyton Neighbourhood Centre.

This development proposes Additions and Alterations to an Existing building for a Community Centre facility. The development is within Penrith City Council LGA.

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

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

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

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

ASSESSED BY

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.

Relevant dates:

Fee proposal, number FP-8440 dated 08-11-2018. Fee proposal was accepted by Client on 02-04-2019.

Assessed Drawings:

The following drawings by Complete Urban Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
2935-GE-002	E	09-09-2019	General specification notes
2935-GE-003	E	09-09-2019	General finishes schedule
2935-GE-004	E	09-09-2019	General finishes schedule
2935-GE-005	E	09-09-2019	General fixtures and fittings schedule
2935-COL-001	E	09-09-2019	Colyton-Site plan + scope of works
2935-COL-002	E	09-09-2019	Colyton-External works demolition
2935-COL-003	E	09-09-2019	Colyton-Ground floor demolition
2935-COL-004	E	09-09-2019	Colyton-Ground floor General arrangement
2935-COL-005	E	09-09-2019	Colyton-External works 01
2935-COL-006	E	09-09-2019	Colyton-External works 02
2935-COL-010	E	09-09-2019	Colyton-External works section
2935-COL-013	E	09-09-2019	Colyton-Wet area detail plan
2935-COL-014	E	09-09-2019	Colyton-Wet area elevations
2935-COL-015	E	09-09-2019	Colyton-Wet area elevations
2935-COL-016	E	09-09-2019	Window schedule

Document Issue:

Issue	Date	Details
Draft 1	23-08-2019	Issued for Architect's review
A	12-11-2019	Issued for CC

Limitations and Copyright information:

This report is based on discussions with the project architect and a review of drawings and other relevant documentation provided to us. 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.*

This report and all its contents are a copyright of Vista Access Architects Pty Ltd (VAA) and can only be used for the purposes of this particular project. This document may also contain Standards Australia Ltd copyrighted material that is distributed by SAI Global on Standards Australia Ltd.'s behalf. It may be reproduced in accordance with the terms of SAI Global Ltd.'s Licence 1801c001. Standards Australia Ltd.'s material is not for resale, reproduction or distribution in whole or in part without written permission from SAI Global Ltd.

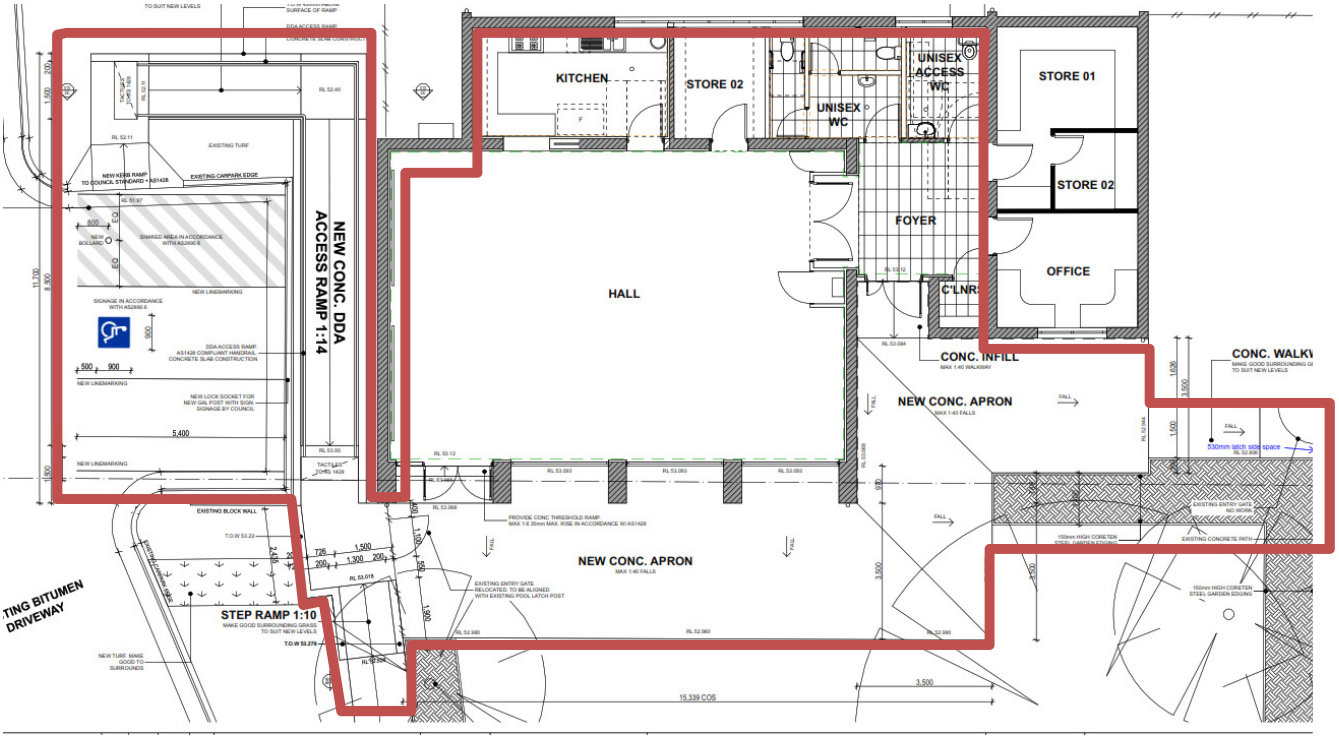
This report is does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete 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

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

Affected part upgrades

Requirement	- In general, APS covers new building work to existing buildings, such as an extension or an upgrade. - APS only applies to the part of the building that is the subject of the building approval application (i.e. new and modified works) and the 'affected part' of works. - Application of the APS to the new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application. - The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work. - When the 'affected part' is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel. - Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step.
Compliance Comments	Capable of compliance. As stated in the above requirements, APS only applies to, - New works, - Modified works and - Works within the 'affected part' In this development, the new works, modified works and works within the 'affected part' have been shown in the plan below with a red boundary.

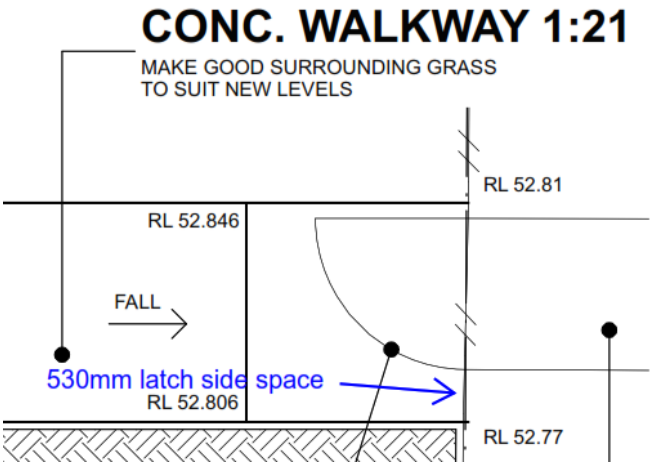


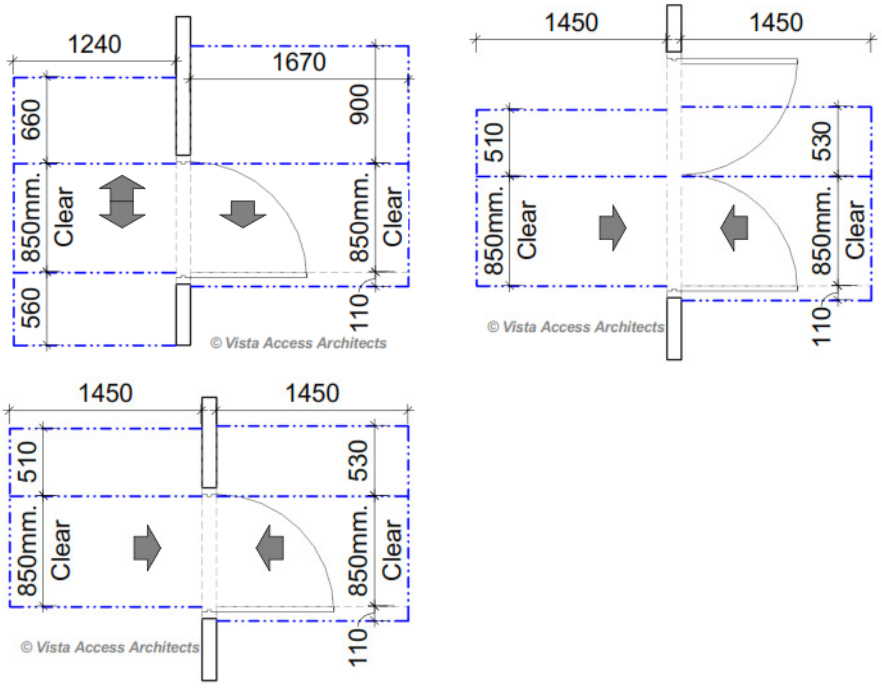
Areas that are required to comply with access requirements under the Access to Premises Standards.

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

Henceforth all the requirements of this access report only apply to new areas, modified areas and areas within the affected path as detailed earlier in the report.

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.** - 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. Wheelchair seating requirements - N/A Add the above requirements to project specifications to ensure compliance.
	BCA Part D3.2 Access to buildings
Requirement	**Accessway is required from;** - Main pedestrian entry at the site boundary for new buildings. - Main pedestrian entry door for existing buildings (as per APS). - Any other accessible building connected by a pedestrian link. - Accessible car parking spaces.
Compliance Comments	Complies. - Access by means of 1:20 grade walkways and 1:14 grade ramps have been provided from the main pedestrian entries at the site boundary. - Access has been provided from accessible car parking spaces by means of walkways. Add the above requirements to project specifications to ensure compliance. Note that the gate is required to have 530mm latch side circulation space on a hard-paved area. 
Requirement	**External Walkway / Pedestrian access requirements as per AS1428-2009:** - Accessible path of travel to have a gradient no steeper than 1 in 20 and a cross fall no steeper than 1:40 (1:33 for bitumen). - For 1:20 grade walkways, landings are required every 15M. - The floor surface abutting the sides of the walkway to be provided with a firm and level surface (of a different material) at the same level and grade of the walkway, and extend horizontally for a minimum of 600mm unless one of the following is provided: kerb, kerb-rail and handrail or wall of minimum 450mm height. - Curved walkways to be min 1500mm width with crossfall towards the centre of curvature.
Compliance Comments	Capable of compliance. Add the above listed requirements to project specifications to ensure compliance.

Requirement	**Accessway** is required through: - 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 All pedestrian entries have been designed to be accessible. Add the above requirements to project specifications to ensure compliance.
Requirement	Where accessible pedestrian entry has **Multiple doorways:** - At least 1 to be accessible if 3 provided - At least 50% to be accessible, if more than 3 provided - Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)
Compliance Comments	Capable of compliance. In common use areas, all single hinged doors and in case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1-2009.  Note that the circulation spaces (other than doorway threshold ramp) to have a maximum floor grade of 1:40. Where there is a level difference at the door threshold, the maximum level difference can be 35mm if provided with a 1:8 doorway threshold ramp. Add the above listed requirements to project specifications to ensure compliance.
	BCA Part D3.3 Parts of buildings required to be accessible
Requirement	Every **Ramp** with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) to be compliant with AS1428.1-2009 including (but not limited to): - Maximum gradient of 1:14 with 1.2M landings at top, bottom and at every 9M of ramp. - At 90˚ turns a landing of 1.5Mx1.5M is required (clear of handrails). 500mm chamfer to internal corner is permitted. - At 180˚ turns the depth of landing is to be a minimum of 1.54M (clear between handrails) - Where a door is provided on ramp landing, the landing size would also have to comply with the door circulation space requirements. - Handrails to be provided on both sides with 1M clearance (between handrails / kerb / kerbrails) and located at height between 865mm-1000mm above FFL (finished floor level) with no vertical sections. - Diameter of handrails to be between 30mm-50mm (30mm preferred) and located not less than 50mm from adjacent walls with no obstructions to top 270˚ arc.

	- Handrail to extend a minimum of 300mm horizontally past the transition point at the top and bottom of the ramp except where the inner handrail is continuous at mid landing. - Kerbs / kerb rails to be provided on both sides, either minimum 65mm or 150mm above FFL and height between 75-150mm above FFL with no gaps over 20mm (Refer to diagram) - Slip resistance of ramps and associated landings to comply with BCA Table D2.14 when tested in accordance with AS4586. Obtain Certificate stating that the Slip resistance complies with BCA requirements when tested as per AS4586.
Compliance Comments	Complies with the spatial requirements. Add the above listed requirements to project specifications to ensure compliance

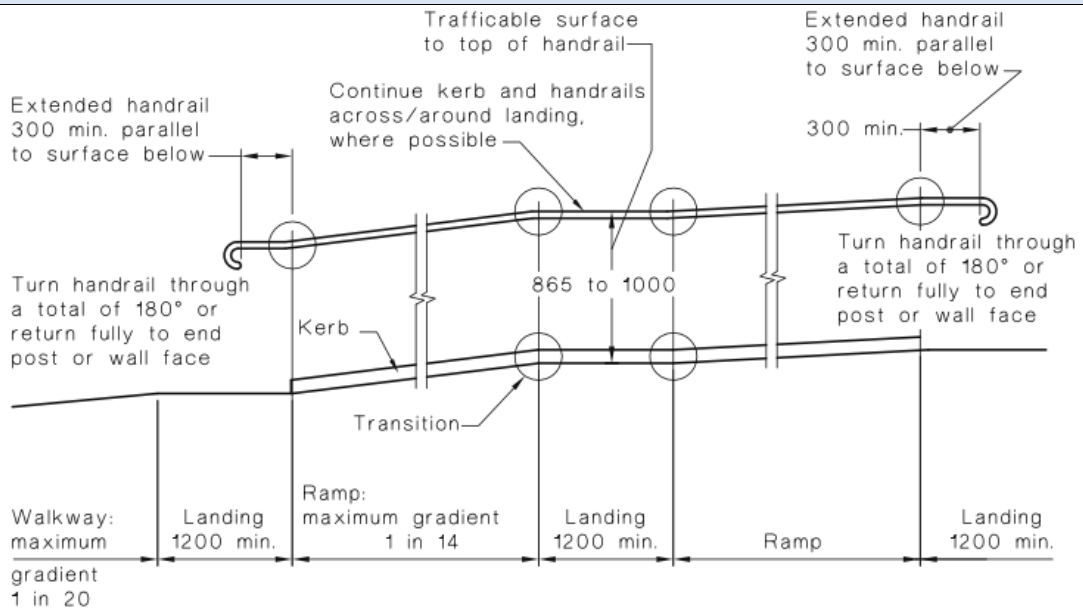
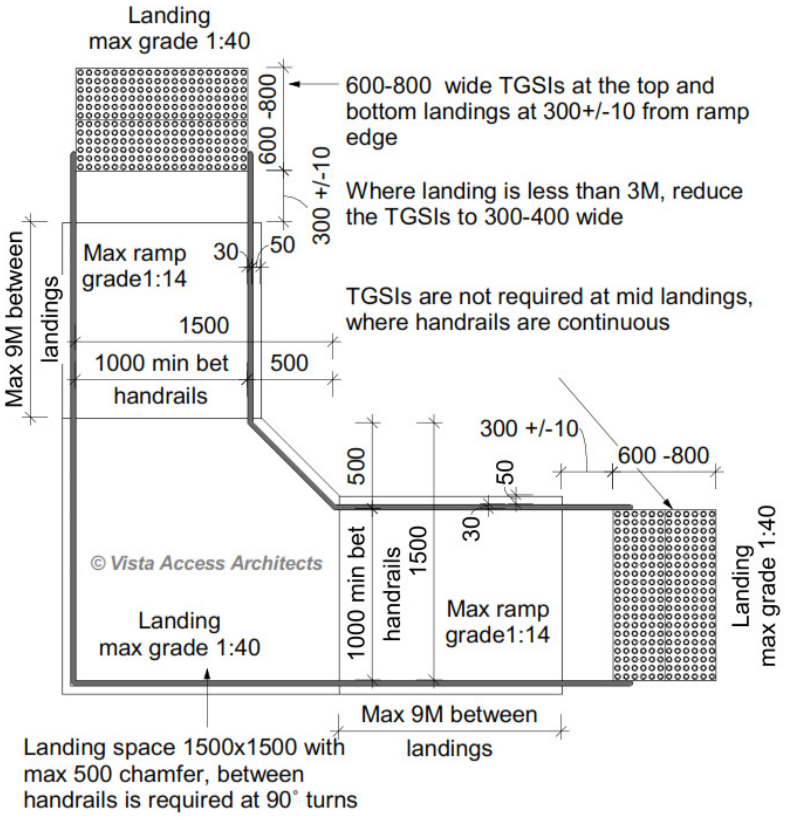
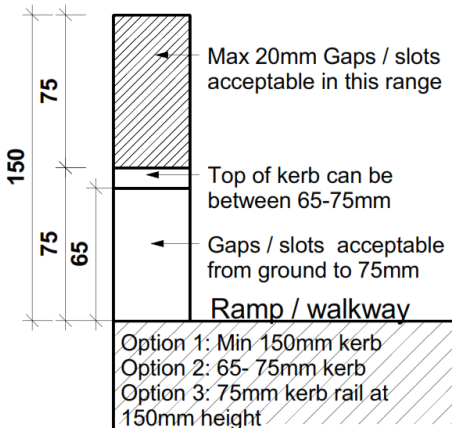
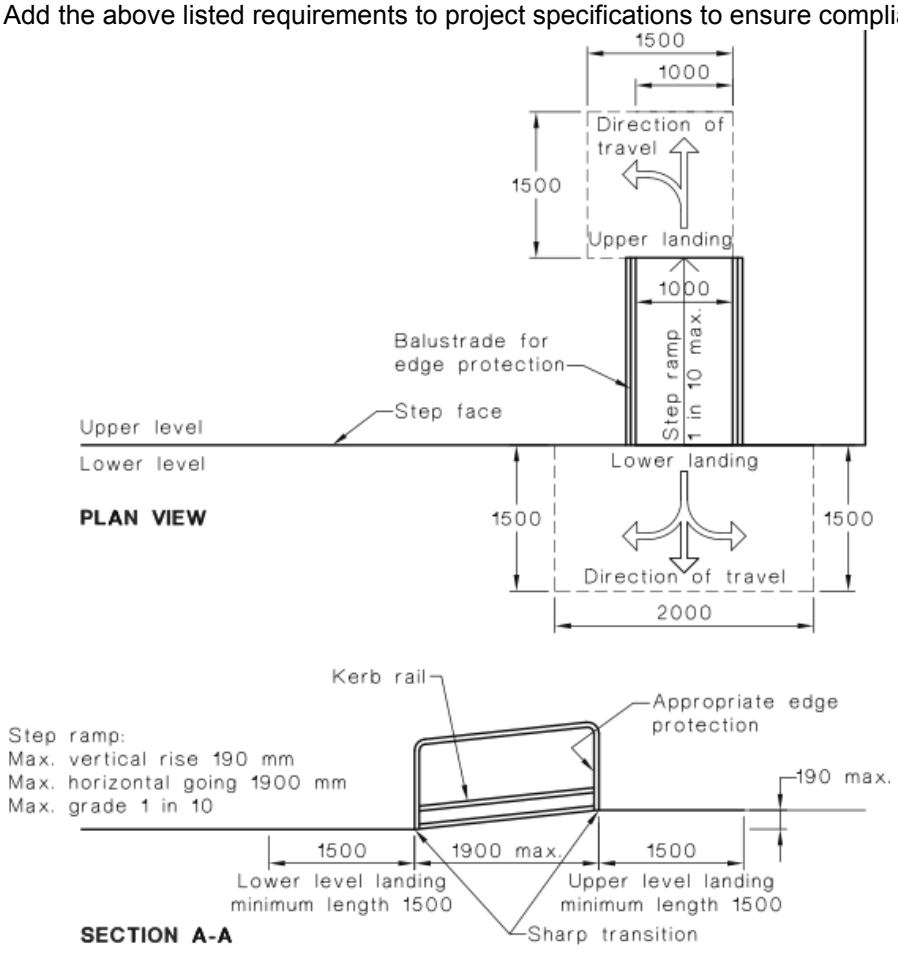


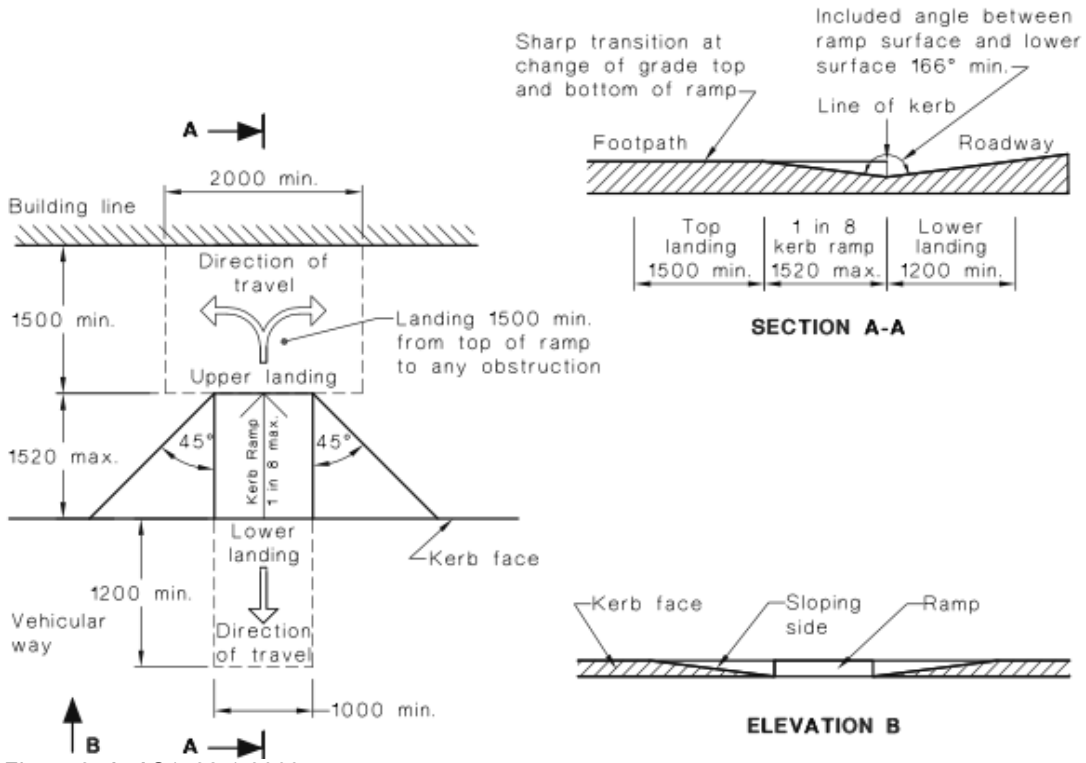
Figure 14 AS1428.1-2009
Vista Access Architects Pty Ltd with the permission of Standards Australia under Licence 1801-c001

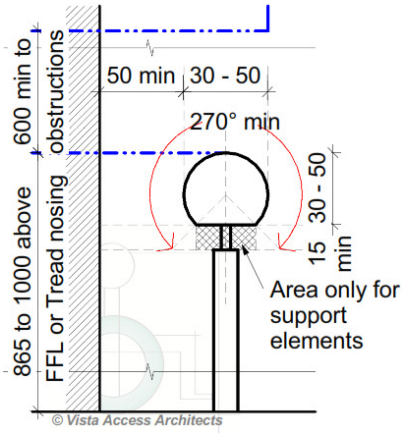




This diagram shows the requirements of a ramp with 90˚ mid landing.

Requirement	**Step ramp** is to be compliant with AS1428.1-2009 including; - Maximum gradient of 1:10. - 1M clear width between handrails / kerb / kerbrails / walls. - Maximum rise of 190mm and maximum length of 1900mm. - Upper and lower landings to be 1500mm in length or can be reduced to 1200mm if there is no change in direction. Where doors are provided on ramp landings, the landing size would also have to comply with the door circulation space requirements. - As per BCA, TGSIs are not to be provided to step ramps. - Handrail is not required if a wall or suitable barrier (minimum 450mm height) is provided or a 45˚ splay is provided. - Handrails do not require handrail extensions like a typical 1:14 ramp and where open balustrade is provided a kerb or kerb rail is also to be provided. - Slip resistance of ramps and associated landings to comply with BCA Table D2.14 when tested in accordance with AS4586. Obtain Certificate stating that the Slip resistance complies with BCA requirements when tested as per AS4586.
Compliance Comments	Capable of compliance. Add the above listed requirements to project specifications to ensure compliance.  *Figure 22A AS1428.1-2009* *Vista Access Architects Pty Ltd with the permission of Standards Australia under Licence 1801-c001*

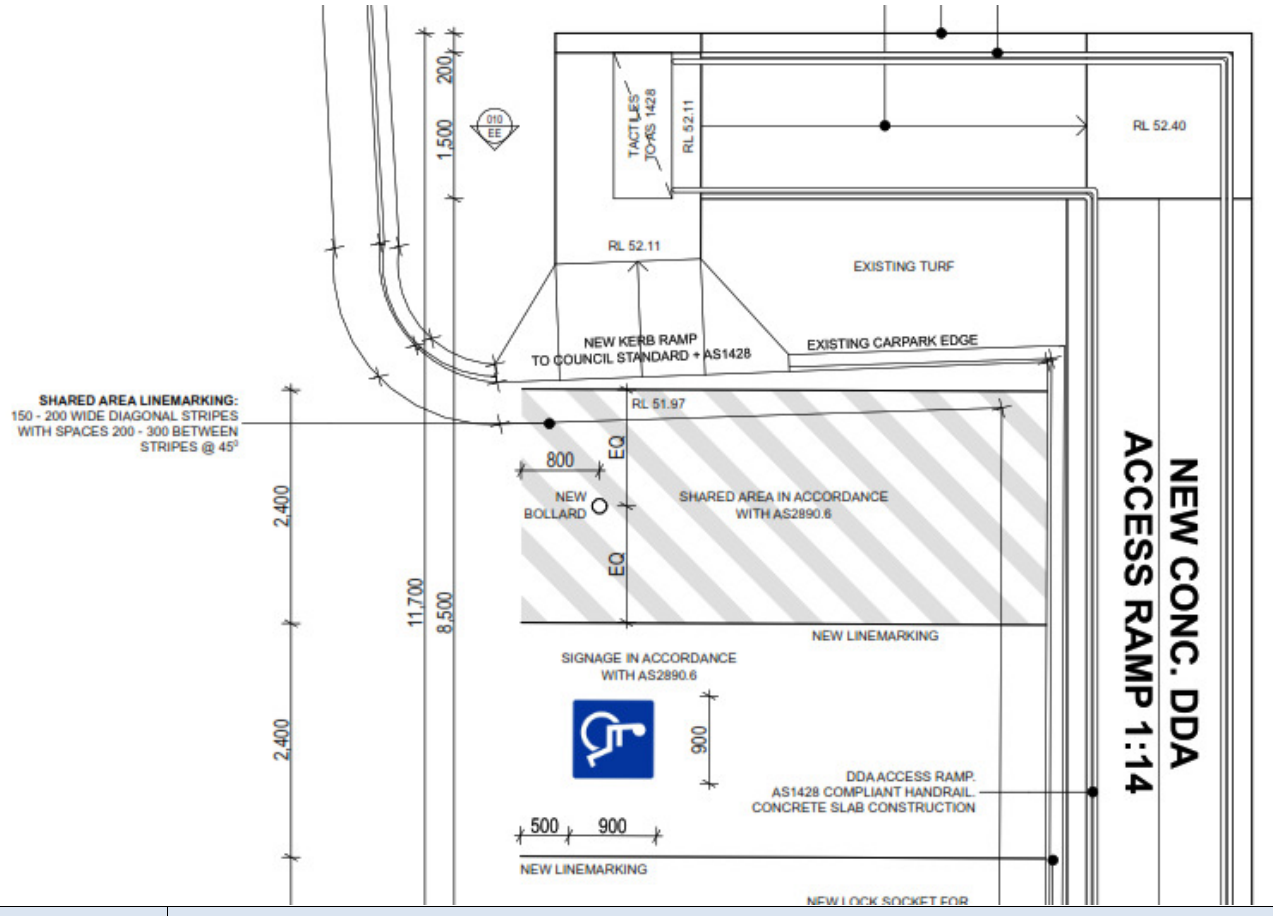
Requirement	**Kerb ramp** is to be compliant with AS1428.1-2009 including; - Maximum gradient of 1:8. - 1M clear width. - Maximum rise of 190mm and maximum length of 1520mm. - Upper and lower landings to be 1500mm in length or can be reduced to 1200mm if there is no change in direction. Where doors are provided on ramp landings, the landing size would also have to comply with the door circulation space requirements. - 45˚ splay is to be provided where possible. - Angle at the base of a kerb ramp to be a minimum of 166˚. - As per BCA, TGSIs are not to be provided to kerb ramps. - Slip resistance of ramp and associated landings to comply with BCA Table D2.14 when tested in accordance with AS4586. Obtain Certificate stating that the Slip resistance complies with BCA requirements when tested as per AS4586.
Compliance Comments	Capable of compliance. Kerb ramps have been used in the development within the required accessible pathways. Add the above listed requirements to project specifications to ensure compliance.  *Figure 24A AS1428.1-2009* *Vista Access Architects Pty Ltd with the permission of Standards Australia under Licence 1801-c001*
Requirement	Every **Stairway** (excluding fire-isolated stairway) is to be compliant with: - 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	N/A No stairways have been identified in the development.
Requirement	Every **Fire-isolated Stairway** is to be compliant with AS1428.1-2009 in the following aspects: - Handrail on one side (requirement under D2.17) with 1M clear space. Handrail extensions are not required however since the handrails cannot have any vertical sections and since handrail is required to be at a consistent height throughout the stairway including at landings, it may be essential to either provide handrail extensions or offset first riser going up at mid landings to achieve this at 90˚ to 180˚ turns. - Nosing strips 50mm-75mm wide with minimum of 30% luminance contrast and - Slip resistance to comply with BCA Table D2.14.
Compliance Comments	N/A No fire-isolated stairways have been identified in the development.

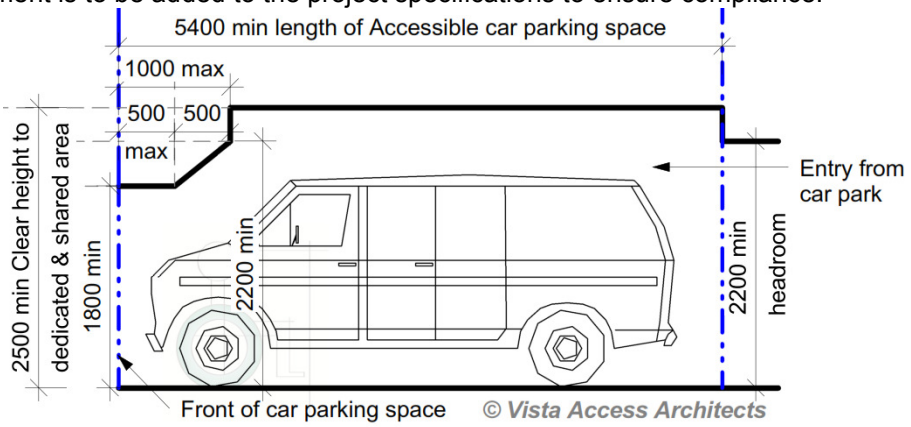
Requirement	**Handrail cross-section** – for stairways and ramps to comply with AS1428.1-2009. - Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270˚ arc.
Compliance Comments	Capable of compliance.  Refer to the diagram and add to project specifications to ensure compliance.
Requirement	**Slip resistance requirements as per BCA** BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586 :

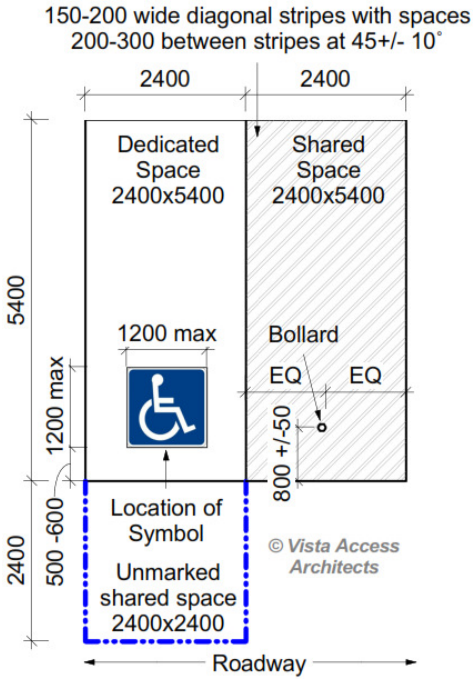
Application	**Surface conditions**	
	Dry	**Wet**
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

	HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces
Compliance Comments	Capable of compliance. For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586. Add the above requirements to the Project Specifications to ensure compliance.
Requirement	Every **Passenger lift** is to comply with the requirements of BCA E3.6.
Compliance Comments	N/A No lifts have been provided in the development.
Requirement	**Passing spaces requirement** It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
Compliance Comments	N/A There are no accessways over 20M lengths in the development where a direct line of sight is not available.
Requirement	**Turning spaces requirement** It is a requirement to provide turning spaces in accessways complying with AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).
Compliance Comments	Complies. - Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway. Add the above listed requirements to project specifications to ensure compliance.

Requirement	**Carpet specifications** Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
Compliance Comments	Capable of compliance if carpets are provided Add the above listed requirements to project specifications to ensure compliance.
	BCA Part D3.4 Exemption
Requirement	**Access is not required to be provided in the following areas:** - 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 / provided in the development = 1



	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 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	Capable of compliance. Add the above listed requirements to project specifications to ensure compliance. Refer to diagram for requirements, especially in regards to head height requirements. **Note:** The pavement marking shall have the appropriate slip resistance for the location. This requirement is to be added to the project specifications to ensure compliance.  Head heights for both dedicated accessible parking space and the shared zone to be as shown above. No beams, pipes, sprinklers or any other encroachments are persmissible for the entire 5.4M width of the dedicated and shared zone as per Section shown above.



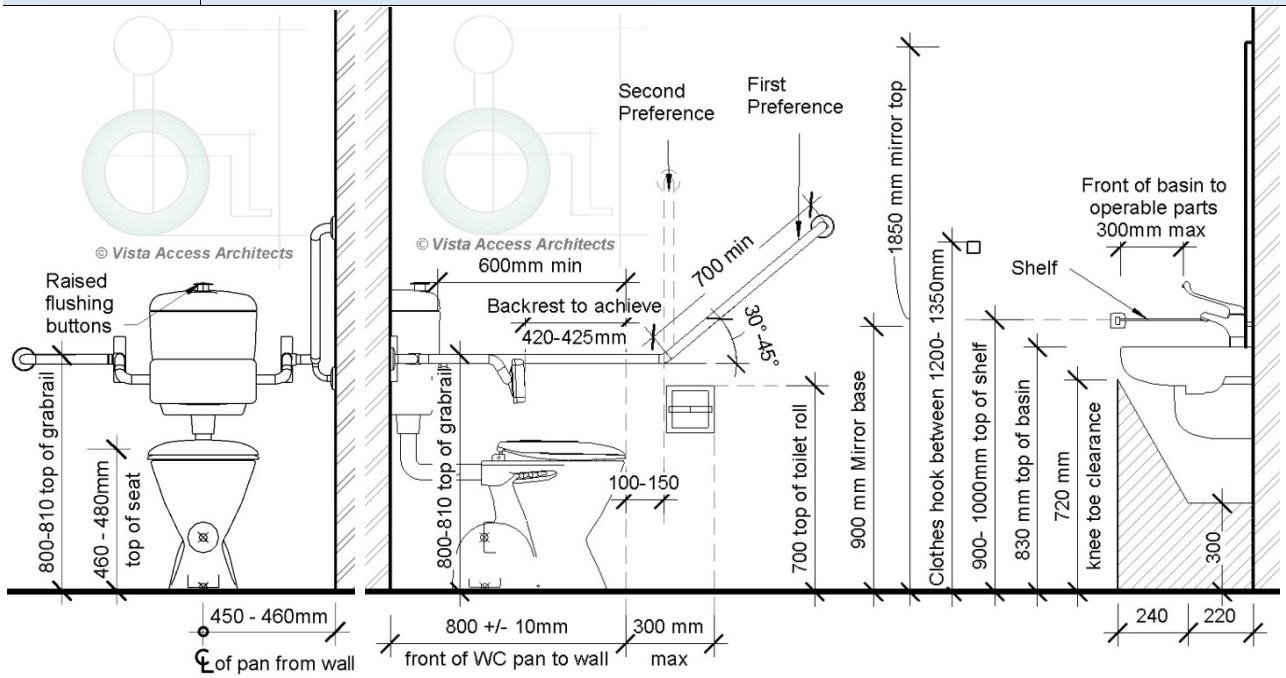
The Accessible parking, shared zones, linemarking and bollards to be as shown above.

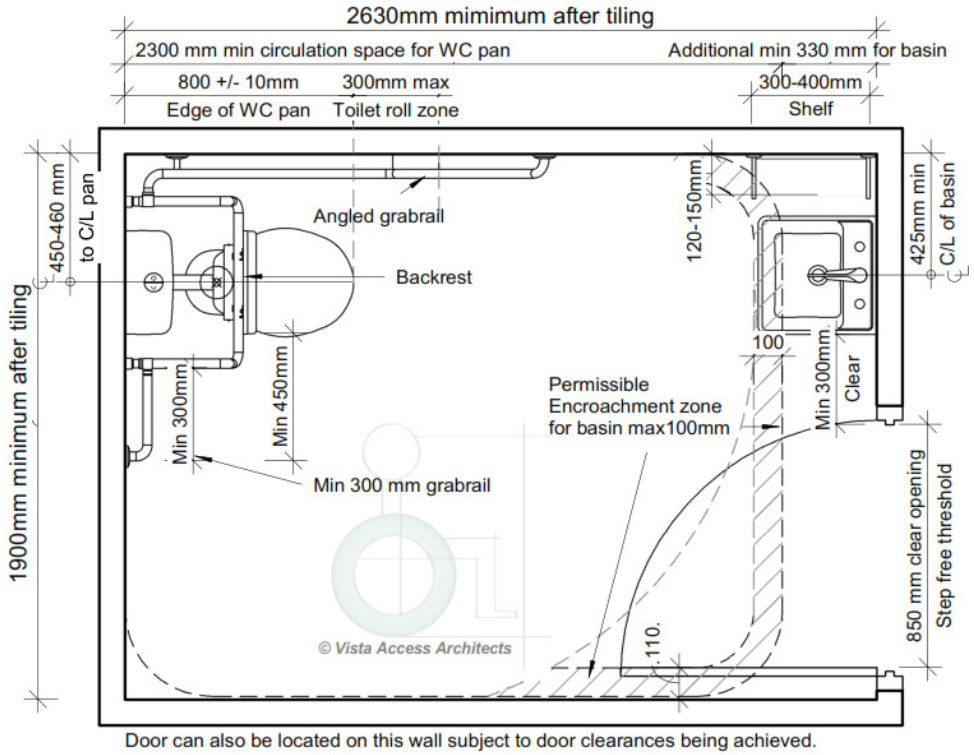
Requirement	**Braille and Tactile signage is required to identify Accessible Sanitary facilities**  International sign of access is required to signage to all accessible sanitary facilities (excluding SOUs within Class 1b or Class 3) and signage is required to identify if facility is for LH (left hand transfer) or RH (right hand transfer)
Compliance Comments	Capable of compliance. The following signage is required: Unisex Accessible toilet on Ground Level- LH transfer signage Add the above listed requirements to project specifications to ensure compliance.
Requirement	**Braille and Tactile signage is required to identify Ambulant Sanitary facilities**  Place sign on ambulant toilet cubicle door.
Compliance Comments	Capable of compliance **Note:** BCA requires female and male ambulant facilities. However in this case, it is our opinion that a unisex ambulant facility provision is suitable. Add the above listed requirements to project specifications to ensure compliance.
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 Hearing augmentation is provided, the signage for the same will be required. Add the above listed requirements to project specifications to ensure compliance.
Requirement	 **Braille and Tactile signage is required to identify a Fire exit door** required by E4.5 by stating the 'Exit' and 'Level', followed by either: - The floor level number or - Floor level descriptor or - A combination of both of the above. Sign must be located on the side that faces a person seeking egress The "?" shown in image above is to be replaced with the floor level where the door is located. Image of the running person is optional.
Compliance Comments	Capable of compliance. All doors nominated as Exit doors require signage as described above. Add the above listed requirements to project specifications to ensure compliance.
Requirement	**Signage is required to a non-accessible pedestrian entrance**
Compliance Comments	N/A All pedestrian entrances have been designed to be accessible.
Requirement	**Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.**
Compliance Comments	N/A

Requirement	**All signage is required to be as per Specification D3.6 Braille and Tactile Signs** - Location of the Braille / tactile components - between 1200mm-1600mm above FFL. - Location of lines of characters – between 1250mm-1350mm above FFL. - Locate signage on the wall on the latch side of the door with the leading edge of the sign located between 50-300mm from the architrave; and where that is not possible, the sign may be placed on the door itself. - Sign to have rounded edges with the tactile characters to be as specified in D3.6. - Tactile to be in Sentence case, min height of 15mm (min 20mm for fire exit signage) - Under all lighting conditions, (at the times during which the sign is required to be read) the background, negative space, fill of a sign or border with a minimum width of 5mm must have a luminance contrast with the surface on which it is mounted of not less than 30% and the tactile characters, icons and symbols must have a min luminance contrast of 30% to the surface on which the characters are mounted.
Compliance Comments	Capable of compliance Selection of signage as specified above will lead to compliance. Add the above listed requirements and the requirements of BCA Specification D3.6- Braille and Tactile signs to project specifications to ensure compliance.
	BCA Part D3.7 Hearing Augmentation
Requirement	**Hearing Augmentation** is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or an reception area where a screen is used.
Compliance Comments	Capable of compliance. If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided. Check with PCA.
	BCA Part D3.8 Tactile indicators (TGSIs)
Requirement	**TGSIs are required when approaching:** - Stairways other than fire-isolated stairways. - Escalators / passenger conveyor / moving walk. - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps). - Under an overhead obstruction of <2M if no barrier is provided. - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location). Compliance is required with AS1428.4.1 **Luminance contrast requirements of TGSIs are to be as listed below:** - Integrated TGSIs require min of 30%. Discrete TGSIs require min of 45%. - Discrete with 2 colours require the raised surface to have a min of 60%. Obtain certification document from manufacturer stating that the TGSIs have been tested and found compliant by a NATA certified laboratory for appropriate slip resistance.
Compliance Comments	Capable of compliance. TGSIs are required in the following locations: - At top and bottom landings of 1:14 ramps (with landings 3M or over), TGSIs required are 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard. - Where the distance of the landing is less than 3M to the nearest nosing edge, the TGSIs shall be reduced to 300–400 mm depth or min 6 discrete cones. - At mid landings of 1:14 ramp, 300-400mm depth or min 6 discrete cones are required only where handrails are not continuous and landing is less than 3M - If handrails are continuous on both sides of the mid-landing and the distance of the mid-landing is less than 3000mm, then TGSIs are not required to the mid-landing - Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard. Selection of TGSIs as specified will lead to compliance. Add the above listed requirements to project specifications to ensure compliance.

	BCA Part D3.11 Limitations on Ramps
Requirement	**On an accessway:** - A series of connected ramps must not have a combined vertical rise of more than 3.6M; - And a landing for a step ramp must not overlap a landing for another step ramp or ramp.
Compliance Comments	Complies.
	BCA Part D3.12 Glazing on Accessways
Requirement	**Glazing requirements:** - Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip - The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.
Compliance Comments	Capable of compliance Glazing strips are required to be provided to full length glazed areas (doors and windows) Selection of glazing strips as specified above will lead to compliance. Add the above listed requirements to project specifications to ensure compliance.
	BCA Part F Accessible Sanitary Facilities BCA F2.4 Accessible sanitary facilities
Requirement	**Accessible unisex toilet** is to be provided in accessible part of building such that; - It can be entered without crossing an area reserved for 1 sex only - Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations - Even distribution of LH and RH facilities - An accessible facility is not required on a level with no lift / ramp access.
Compliance Comments	Complies. 1 unisex accessible toilet has been provided in the development.
Requirement	**Accessible unisex toilet are to be designed in accordance with AS1428.1-2009** - Floor is to be slip resistant - WC pan requires a circulation space of 1.9M(back of pan) x2.3M. Setout of pan is 800+/-10mm from rear wall and the c/l of pan is to be 450-460mm from side wall. Top of seat of WC pan is to be 460-480mm above FFL - Wash basin requires an additional minimum 330mm when placed on opposite wall of pan and additional minimum 430mm when placed on adjacent side. The top of the washbasin is to be between 800-830mm above FFL. Water taps to be lever or sensor with 50mm clear from any surface - Seat to be full round, take 150kg weight and provide 30% luminance contrast to the background - Backrest to be 150-200mm height, 350-400mm width and 120-150mm above the seat at an angle of 95˚-100˚ back from seat hinge - Flushing control to be proud of surface and located between 600-1100mm above FFL at back or side wall, clear of grabrail area - Top of toilet paper dispenser is to be located maximum of 700mm above FFL and maximum of 300mm from edge of pan - Grabrails, 30-40mm diameter, placed 50-60mm clearance from wall, with no obstructions to top 270˚arc, are to be provided to rear and side wall (90˚or 30˚- 45˚). Horizontal component to be 800-810mm above FFL. Fastenings and construction of grabrails to be capable to withstand 1100N of force. 30˚- 45˚ grabrails are preferred. - Mirror to start from 900mm above FFL, till minimum of 1850mm above FFL - Clothes hanging device to be at height of 1200-1350mm above FFL and at least 500mm from any internal corner - A portable sanitary waste disposal unit to be provided - Shelf is required to be either integrated or as a separate fixture 300-400mm length and 120-150mm wide and located 900-1000mm above FFL

	- Baby change tables where provided cannot encroach into the circulation space and have a maximum height of 820mm with 720mm underneath when in open position - Soap and paper towel dispensers where provided, to be installed with height of the operative component between 900-1100mm above FFL and no closer than 500mm from an internal corner. - Door to the Accessible toilet requires AS1428.1 compliant door circulation spaces. When door swings next to the washbasin a clear 300mm is required between the door swing and the washbasin. Select the washbasin so that it complies with this requirement.
Compliance Comments	Capable of compliance. Add the above listed requirements to project specifications to ensure compliance.



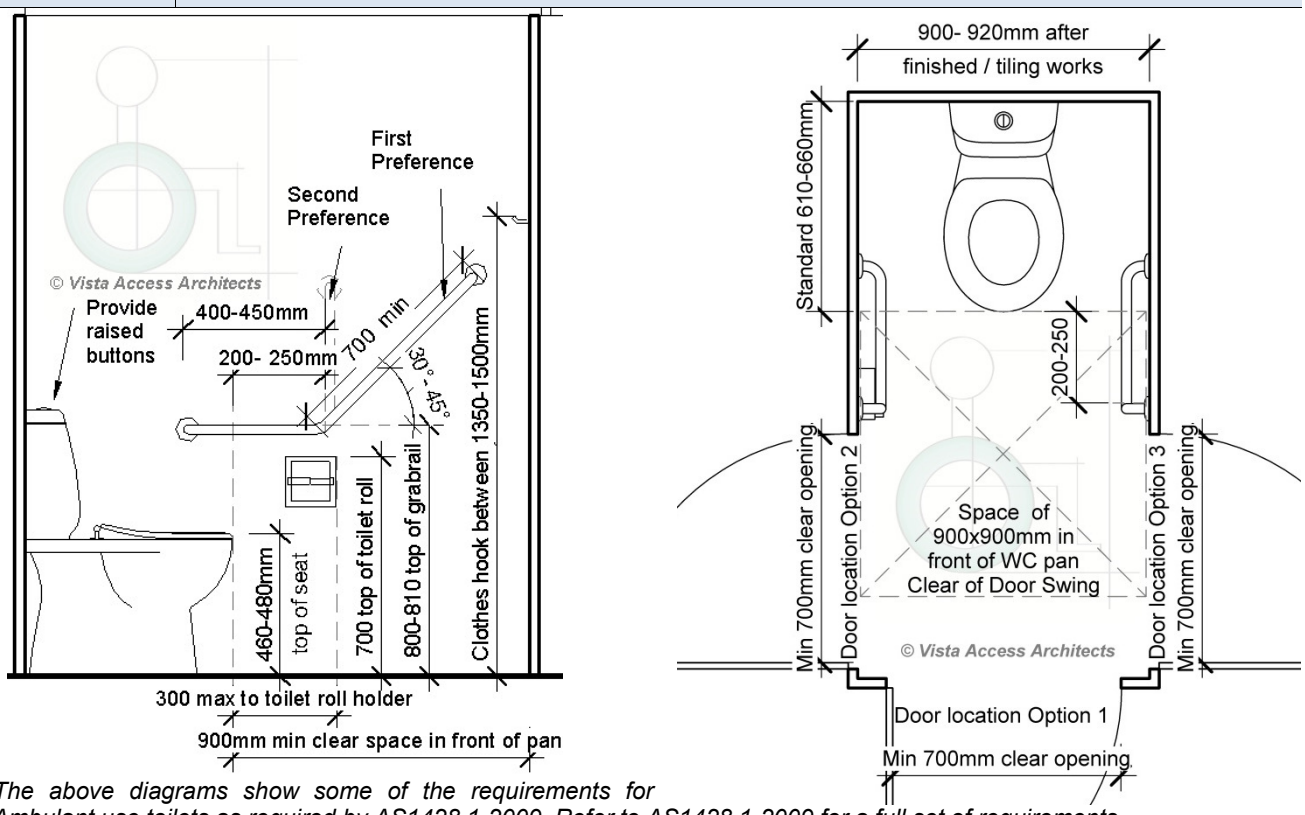


These diagrams show some of the requirements for a LH transfer Accessible toilets as required by AS1428.1-2009.

Mirror image can be used for a RH transfer. Refer to AS1428.1-2009 for a full set of requirements.

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

Requirement	**Ambulant use male / female toilets** are to be provided if an additional toilet to the Accessible unisex toilet is provided
Compliance Comments	Complies 1 Unisex Ambulant use toilet has been provided
Requirement	**Ambulant use toilets are to be designed in accordance with AS1428.1-2009** - Floor is to be slip resistant. - Walls of the cubicle to be 900-920mm wide after tiling - Circulation space of 900x900mm is to be provided inside the cubicle (excluding door swing) and outside the door of the cubicle - Top of seat of WC pan is to be 460-480 above FFL - Door to cubicle to provide 700mm clear opening space - Top of toilet paper dispenser is to be located max 700mm above FFL and maximum of 300mm from edge of pan - Minimum 400x400mm grabrails, 30-40mm diameter, placed 50-60mm clearance from wall, with no obstructions to top 270˚ arc, provided to rear and side wall (90˚or 30˚-45˚). Horizontal component to be 800-810mm above FFL. Fastenings and construction of grabrails to be capable to withstand 1100N of force. 30˚- 45˚ grabrails are preferred. - Coat hook at height of 1350-1500mm above FFL
Compliance Comments	Capable of compliance. Add the above listed requirements to project specifications to ensure compliance.



The above diagrams show some of the requirements for Ambulant use toilets as required by AS1428.1-2009. Refer to AS1428.1-2009 for a full set of requirements.

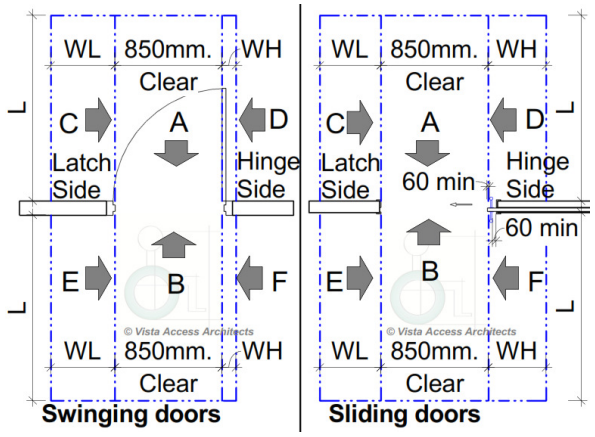
	BCA F2.4(a) Accessible unisex sanitary compartments
Requirement	**Class 9b** - 1 unisex Accessible toilet on every storey containing sanitary compartments. - Where more than 1 bank of sanitary compartments on a level, at 50% of banks
Compliance Comments	Complies 1 unisex accessible LH unisex accessible transfer toilet has been provided
	BCA F2.4(b) Requirements for Accessible unisex showers
Requirement	**Class 9b** - When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance Comments	N/A No common use shower facilities have been identified in the development.

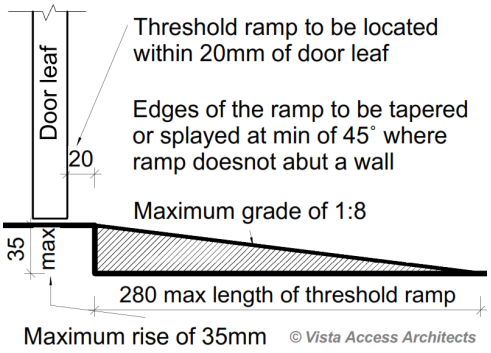
Additional Features required as per AS1428

Refer to AS1428 for full list of requirements.

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

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

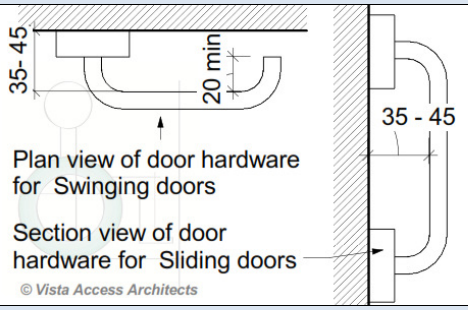
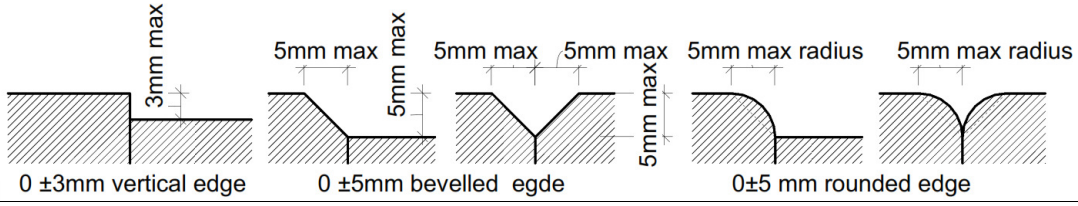




Hinged / Swinging door				Sliding door			
Direction	L	WL	WH	Direction	L	WL	WH
A	1450	530	110	A	1450	530	0
B	1450	510	0	B	1450	530	0
C	1670	900	110	C	1230	660	185
D	1670	900	660	D	1280	660	395
E	1240	660	240	E	1230	660	185
F	1220	340	560	F	1280	660	395
C & D	1670	900	660	C & D	1280	660	660
E & F	1240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

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

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

Requirement	**Door hardware requirements;** - D shaped door handles to be used, located at 900-1100mm above FFL - Clearance between the handle and the back plate or the door face at the center grip section of the handle to be between 35-45mm with a minimum of 20mm turn at the end of the handle - Where door to the Accessible WC swings out a door closer will be required. Where a door closer is fitted, (excluding fire door, unless the fire door is used to access a required accessible area), the force required at the door handle to operate the door is not to exceed 20N - Manual control to power operated door to be push button type control with a minimum diameter of 25mm, proud of the surface and located a min of 500mm from an internal corner and between 1M- 2M if hinged door is used - Where snibs are installed in accessible sanitary facility doors, they are required to have a lever handle of a minimum length of 45mm from the center of the spindle - Doors to accessible and ambulant sanitary facilities shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.
Compliance Comments	Capable of compliance Selection of door hardware as specified above will lead to compliance.  Add the above listed requirements to project specifications to ensure compliance. 
Requirement	**Luminance contrast requirements for doorways.** All doorways to have a minimum luminance contrast of 30% provided between, - Door leaf and door jamb or - Door leaf and adjacent wall or - Architrave and wall or - Door leaf and architrave or - Door jamb and adjacent wall The minimum width of the luminance contrast to be 50mm.
Compliance Comments	Capable of compliance. The painting schedule of walls/doors and door frames are to consider the above requirements when colours are selected. Check Contrast requirements via LRV of colours on http://www.accessarchitects.com.au/luminance-contrast-calculator Add the above listed requirements to project specifications to ensure compliance.
Requirement	**Floor or ground surfaces** - Use slip-resistant surfaces - The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability. - Abutment of surfaces is to have a smooth transition. - Construction tolerances to be +/- 3mm vertical or +/-5mm, provided the edges have a bevelled or rounded edge (See diagrams below) <u>Grates if used in the accessible path of travel are required to comply with the following:</u> - Circular openings maximum of 13 mm in diameter - Slotted openings maximum of 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel - Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel
Compliance Comments	Capable of compliance. Add the above listed requirements to project specifications to ensure compliance. 

	Switches, Controls and Lighting requirements All switches and controls (including controls for intercom facilities and external lift control buttons) on an accessible path of travel, other than GPOs (general purpose outlets), to be located between 900-1100mm above FFL and not less than 500mm from internal corners except where on the architrave on the latch side and to internal lift areas which are to be as per AS1735.12. **In Accessible sanitary facilities;** - Rocker action / toggle switches to be provided in with a minimum size of 30mmx30mm - Push pad switches if used to have a minimum dimension of 25mm diameter - GPOs to be located between 600-1100mm above FFL and minimum of 500mm from any internal corners
Compliance Comments	Capable of compliance.  Selection of lighting fixtures and locating them as specified above will lead to compliance. Add the above listed requirements to project specifications to ensure compliance.

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. Where furniture layouts have been decided in developments such as restaurants, ensure that 1M clear space is available around all furniture and that a turning space of 1540x2070 (in the direction of travel) is provided in areas where travel is no longer possible and a person in a wheelchair would be required to make a 180 ˚ turn. For new kitchens, it is suggested that this kitchen could be made partially accessible by providing a width of 900mm next to the sink as vacant space (without cabinetry under the bench top) and a long lever tap with spout and handle within 300mm from the front of the benchtop. The distance in between the benches to be 1550mm. 1 double GPO to be provided within 300mm from the edge of the benchtop. This would allow a person in a wheelchair to independently move within the kitchen and use basic facility, being the sink independently. In developments using step ramps, it is recommended that the portion of the ramp use a different colour and if possible handrails to also be provided.

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
- 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 Accredited Access Consultant & Livable Housing Assessor

- Accredited 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 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
- Certificate IV in Access Consulting