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report

**Statement of Compliance  
Access for People with a Disability**

**Belrose Manor**  
181 Forest Way, Belrose

**Accessible Building Solutions**  
124 Upper Washington Drive  
Bonnet Bay NSW 2226

P 9528 0276

E [hmoutrie@optusnet.com.au](mailto:hmoutrie@optusnet.com.au)

Accredited Access Consultant  
Howard Moutrie ACAA No 177

# Report

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**Report Type:** Statement of Compliance - BCA Access Provisions  
**Development:** 181 Forest Way, Belrose

## Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Morrison Design Partnership:

DA 050	Site Plan
DA 101	Lower Ground Floor Plan
DA 102	Ground Floor Plan
DA 103	First Floor Plan
DA 104	Second Floor Plan

## Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

All dimensions mentioned in the report are CLEAR dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

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This report 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 Australian Standards other than those directly referenced in this report.

ABS 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 are not to be held responsible if LHA comes to a different conclusion about compliance with the Liveable Housing Guidelines. At this point of time only LHA is able to confirm whether a project has met all the requirements needed to be awarded a particular Quality Mark.

*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 these requirements are met as a part of construction being 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).

## **Assessment:**

### Assessment Criteria DA

This assessment has been undertaken to the extent necessary to issue development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve compliance where there is insufficient information to fully assess if compliance has been achieved. The project documentation should incorporate the requirements as listed in this report to ensure compliance.

Compliance is required with the following:

- The Access provisions of the BCA
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- AS4299 Adaptable Housing
- SEPP Housing for Seniors or People with a Disability
- Council's DCP relating to Access for People with a Disability

### Assessment

The building comprises of residential aged care facility.

Under the BCA the building is classified as follows,

- Class 7a (car park)
- Class 9c (aged care building)

The following tables assess compliance with the relevant parts of the BCA and Standards  
BCA Assessment

BCA Part D3 Access for People with a Disability  
**BCA D3.1 Requirements for Access for people with a disability**  
 SOU refers to Sole Occupancy Unit

<i>Requirement</i>	<b>Class 7a</b>
<i>Compliance</i>	To and within any level containing accessible carparking spaces.
<i>Comments</i>	Complies. Access has been provided to the level containing the accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Class 9c</b> From pedestrian entrance to 1 level with SOUs, till the entry of doors of those SOUs. To and within 1 of each type of room or space in common use. Where floor is accessed by an AS1428.1 compliant ramp or lift, all SOUs on that level till their entry doors and to and within all common use areas on that level. <b>SOU requirements</b> Not more than 2 SOUs adjacent to each other. SOUs to represent a range of available rooms. <ul style="list-style-type: none"> <li>• 1 to 10 SOUs - 1 accessible SOU</li> <li>• 11 to 40 SOUs - 2 accessible SOUs</li> <li>• 41 to 60 SOUs - 3 accessible SOUs</li> <li>• 61 to 80 SOUs - 4 accessible SOUs</li> <li>• 81 to 100 SOUs - 5 accessible SOUs</li> <li>• 101 to 200 SOUs - 5 accessible SOUs + 1 per 25 (in excess of 100)</li> <li>• 201 to 500 SOUs - 9 accessible SOUs + 1 per 30 (in excess of 200)</li> <li>• More than 500 SOUs- 19 accessible SOUs + 1 per 50 (in excess of 500)</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	Total number of SOUs in the development = 138 Total number of required Accessible SOUs= 7 Total number of provided Accessible SOUs=7 Details to be verified at CC stage of works.
<i>Requirement</i>	<b><u>In areas required to be accessible, the following is to be provided:</u></b> <ul style="list-style-type: none"> <li>• Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1</li> <li>• Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1</li> <li>• The separation of doors in airlocks shall comply with AS 1428.1</li> <li>• Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1</li> <li>• In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.</li> </ul>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.

<i>Requirement</i>	<b>BCA Part D3.2 Access to buildings</b>
<i>Requirement</i>	<b>Accessway is required from;</b>
	<ul style="list-style-type: none"> <li>• Main pedestrian entry at the site boundary for new buildings</li> <li>• Main pedestrian entry door for existing buildings</li> <li>• Any other accessible building connected by a pedestrian link</li> <li>• Accessible car parking spaces</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>Access has been provided from the main pedestrian entry at the site boundary by means of a pathway / ramp.</p> <p>Access has been provided from accessible car parking spaces by means of a lift and level access.</p> <p>Details to be verified at CC stage of works.</p>
<i>Requirement</i>	<b>Accessway is required through:</b>
	<ul style="list-style-type: none"> <li>• Main entry and</li> <li>• Not less than 50% of all pedestrian entrances and in building with floor area over 500m<sup>2</sup>, non-accessible entry and accessible entry to be not more than 50M apart.</li> </ul>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	The development has only 1 main entry which has been designed to be accessible. Details to be verified at CC stage of works.
<i>Requirement</i>	Where <b>Accessible pedestrian entry</b> has multiple doorways
	<ul style="list-style-type: none"> <li>• At least 1 to be accessible if 3 provided</li> <li>• At least 50% to be accessible, if more than 3 provided</li> </ul> <p>Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).</p>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	<p>Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.</p> <p>This is achievable and the door selections are to be verified at CC stage of works.</p>
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<i>Requirement</i>	<b>BCA Part D3.3 Parts of buildings required to be accessible</b>
	Every <b>Ramp</b> (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the ramp will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every <b>Walkway</b> to be compliant with AS1428.1
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	<p>Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works.</p> <p>Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.</p>

<i>Requirement</i>	<b>Step / Kerb ramp</b> if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	N/A
<i>Comments</i>	No step / kerb ramps have been identified in the development.
<i>Requirement</i>	Every <b>Stairway</b> (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	Every <b>Fire-isolated Stairway</b> is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	<b>Passing spaces requirement</b> 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 width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
<i>Requirement</i>	<b>Turning spaces requirement</b> It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Carpet specifications</b> 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.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Only applies to carpets provided in the resident use areas.  Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.

<i>Requirement</i>	<b>BCA Part D3.4 Exemption</b> <b>Access is not required to be provided in the following areas :</b>
	<ul style="list-style-type: none"> <li>• where access would be inappropriate because of the use of the area</li> <li>• where area would pose a health and safety risk</li> <li>• any path which exclusively provides access to an exempted area</li> </ul>
<i>Compliance</i>	For information only.
<i>Comments</i>	<p>Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.</p> <p>Where exclusive staff only use areas have been nominated in an aged care facility, then the staff only use amenities can be excluded from providing access based on the provisions in this clause.</p>
<i>Requirement</i>	<b>BCA Part D3.5 Accessible Carparking</b> <b>Parking Service</b>
	Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	<b>Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.</b>
<i>Compliance</i>	Complies.
<i>Comments</i>	Note: the pavement marking shall have the appropriate slip resistance for the location.
<i>Requirement</i>	<b>In situations where not more than 5 carparking spaces have been provided</b> The car parking space need not be designated, so as to restrict the use of the carparking space only for people with a disability.
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	<b>Class 5, 7, 8 or 9c</b> - 1 space per 100 carparking spaces
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>Total number of spaces provided = 58</p> <p>Total number of Accessible car parking spaces required=2</p> <p>Total number of Accessible car parking spaces provided=3</p> <p>Car parking spaces are to comply with the requirements of AS2890.6. This is to be verified at the CC stage of works.</p>
<i>Requirement</i>	<b>BCA Part D3.6 Signage</b> Braille and Tactile signage is required to identify Accessible & Ambulant Sanitary facilities, Fire Exits, areas with Hearing Augmentation and the location of Accessible entrances and toilets
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	

**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* N/A.

*Comments*

**BCA Part D3.8 Tactile indicators (TGSIs)**  
*Requirement* TGSIs are required when approaching;  
 - Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building  
 - 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* Capable of compliance.

*Comments*

In the proposal, TGSIs are required in the following locations:

- Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard.

Details to be verified at CC stage of works.

**Concession from providing TGSIs in certain buildings**  
*Requirement* In a Class 3 (accommodation for aged), Class 9a (health care), Class 9c (aged care), TGSIs are not required at stairway and ramps, if handrails are provided with a dome button on the top of the handrail, 150+/-10mm from the end of the handrail and of size 4-5mm in height, 10-12mm in diameter.

*Compliance* For information only.

*Comments*

Under the provisions of this Clause, TGSIs are not required to be provided in this development.

Details to be verified at CC stage of works.

**BCA Part D3.11 Limitations on Ramps**  
*Requirement*

- A series of connecting ramps cannot have a vertical height of 3.6M
- A landing for a step ramp cannot overlap a landing for another ramp

*Compliance* Complies

*Comments*

The series of connecting ramps do not exceed a vertical height of 3.6M

Details to be verified at CC stage of works.



<b>Requirement</b>	<b>BCA Part D3.12 Glazing on Accessways</b> <b>Glazing requirements-</b> 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
<b>Compliance</b>	Capable of compliance
<b>Comments</b>	Applies to full length glazing used in common use areas such as lift lobbies and common passageways. and in all commercial use areas. Glazing strip selections are to be verified at CC stage of works.

BCA Part F Accessible Sanitary Facilities  
**BCA F2.4 Accessible sanitary facilities**

<b>Requirement</b>	<b>Accessible unisex toilet</b> is to be provided in accessible part of building such that; <ul style="list-style-type: none"> <li>• It can be entered without crossing an area reserved for 1 sex only</li> <li>• Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations</li> <li>• Even distribution of LH and RH facilities</li> </ul> If no lift is required to be provided to a level, then accessible facility is not required on that level.
<b>Compliance</b>	Complies.

**Comments** Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.

<b>Requirement</b>	Accessible unisex toilet are to be designed in accordance with AS1428.1
<b>Compliance</b>	Capable of compliance
<b>Comments</b>	The width and length requirements depend on selected fixtures.  Minimum size of an accessible toilet is required to be 1.9M x 2.7M after tiling works. To be verified at CC stage of works.

<b>Requirement</b>	<b>Ambulant use male / female toilets</b> are to be provided if an additional toilet to the Accessible unisex toilet is provided.
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**Compliance** N/A.

**Comments** No sanitary facilities in addition to the accessible toilet have been provided in the development.

<b>Requirement</b>	<b>BCA F2.4(a) Accessible unisex sanitary compartments</b> <b>Class 3 / Class 9c aged care</b> 1 within every accessible SOU provided with sanitary compartments. At least 1 when sanitary compartments are provided in common areas.
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**Compliance** Complies.

**Comments** To be verified at CC stage of works.

<i>Requirement</i>	<b>BCA F2.4(b) Requirements for Accessible unisex showers as per AS1428.1-2009 Class 3 / Class 9c aged care</b> 1 within every accessible SOU provided with showers and At least 1 for every 10 showers provided in common areas.
<i>Compliance</i>	complies
<i>Comments</i>	No common use shower facilities have been proposed in the development.

#### **BCA Part E Lift Installations**

<i>Requirement</i>	In an accessible building, every passenger lift must comply with Tables E3.6(a) and E3.6(b).
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Lift floor dimensions (excluding stairway platform lift) are listed below. <ul style="list-style-type: none"> <li>• Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep</li> <li>• Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep</li> </ul> Details to be verified at CC stage of works.
<i>Requirement</i>	If the effective height of the building is over 12M, at least one of the lifts is required to be a stretcher lift, which is to accommodate a raised stretcher with clear space of not less than 600 x 2000mm long x 1400mm high above FFL.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Details to be verified at CC stage of works.

#### **Statement of Compliance**

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA and the Access to Premises Standard.



**Howard Moutrie**

ACAA Accredited Access Consultant No 177

## Statement of experience

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Name: **Howard Moutrie**

Qualifications: B. Arch (Hons)  
Registered Architect ARB Reg. No 4550 Registered 1988  
OHS Induction Training  
OHS – Monitoring a Safe Workplace  
QA Assessor/Auditor  
Registered Assessor of Livable Housing Australia (License no 10054)

Memberships: ACAA Accredited Access Consultant Reg. No. 177  
Past & Current RAIA A+ Member Level 1  
Standards Australia ME/64 Committee (Access Standards)  
Sutherland Council Design Review Panel  
Sutherland Council Access Committee  
City of Sydney Access Panel 2010  
Building Professionals Board Access Advisory Panel  
ACAA NSW Network of Access Consultants Management Committee

Experience: Howard Moutrie is an architect with over 30 years of experience and an accredited Access Consultant with the Association of Consultants in Access Australia (ACAA). Howard has worked both in Australia and internationally.

Howard is an experienced practicing access consultant and has previously spent 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard. Howard has provided comment to numerous Councils on their Access Policy and acted as an expert witness in the Land & Environment Court.



Howard specializes in access consultancy services within the built environment. Services include design advice, access auditing of buildings, reports for building and development approval, alternative solutions, expert witness and luminance contrast testing.



Howard maintains a high level of continuing education programs and has presented at numerous seminars and training sessions including:

- ACAA National Conference
- ACAA State Network Seminars
- RAIA Network Seminars
- Building Designers Association Seminars
- Sutherland Council Assessment Staff



**Farah Madon**, is an experienced practicing access consultant and a Sub-Consultant of Accessible Building Solutions. Farah is a:

- Registered Architect (ARB Reg. No 6940) with 18 years of experience
- ACAA Accredited Access Consultant (Reg. No. 281)
- Registered Assessor of Livable Housing Australia (License no 10032)

Farah has attained Certificate IV in Property (Access Consulting) in Units PRDAC401A/403A/503A and OHS Construction Induction Training Certificate



Farah also participates on the following committees:

- Penrith City Council's Access Committee Member
- Vice President of ACAA
- Management Committee member of ACAA NSW Network of Access Consultants
- Member of the RAIA's National Access Work Group
- LHA Industry Reference Group Member