

Report Type: DA Access Report
Reference Number: 19065
Client: Armada Avalon P/L
Site Address: 27-29 North Avalon Road, Avalon Beach, NSW



ACCESS REPORT

Vista Access Architects



Company Details

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Project Summary:

This Access Compliance Report is to accompany a Development Application for the development proposed at 27-29 North Avalon Road, Avalon Beach, NSW.

This development proposes a total of 10 self-contained dwellings, pursuant to State Environmental Planning Policy (SEPP) Seniors and People with a Disability . The development is within Northern Beaches Council LGA. All matters relating to parking are addressed by the Traffic consultant.

The development has building classification as detailed below;

- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)

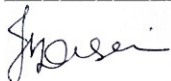
This Access report is based on the relevant components of;

- Building Code of Australia (BCA) 2019, Volume 1- Performance requirements of DP1, DP2, DP8, DP9, EP3.4, FP2.1 and Parts D2, D3, E3 and F2 (where applicable)
- Disability (Access to Premises-Building) Standards 2010 (henceforth referred to as APS)
- AS1428.1-2009 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.
- AS1735 Lifts types included in the BCA including Part 12: Facilities for persons with disabilities
- Schedule 3 of State Environmental Planning Policy (SEPP) Seniors and People with a Disability.

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, the Disability Access relevant sections of Building Code of Australia 2019 and the Schedule 3 of the SEPP Seniors and People with a Disability (excluding assessment of parking spaces which is by the Traffic consultant).

ASSESSED BY



Jenny Desai

Associate Access Consultant

ACAA Associate 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-9105 dated 14-03-2018. Fee proposal was accepted by Client on 01-04-2019.

Assessed Drawings:

The following drawings by Environa Studio Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
101	L	03-10-2019	Level 1
102	L	03-10-2019	Level 2
211		21-06-2019	Specifications for SEPP Seniors

Document Issue:

Issue	Date	Details
Draft 1	10-04-2019	Issued for Architect's review
A	24-06-2019	Issued for DA
B	30-09-2019	Issued for DA
C	09-10-2019	Issued for DA

Limitations and Copyright information:

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

This assessment is based on the provided drawings and not based on constructed works, hence the assessment will provide assurance of compliance only if all the recommendations as listed in this report are complied with and constructed in accordance with the requirements of the current BCA, AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction. Assessment is based on classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder 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.

SEPP Housing for Seniors and People with Disability

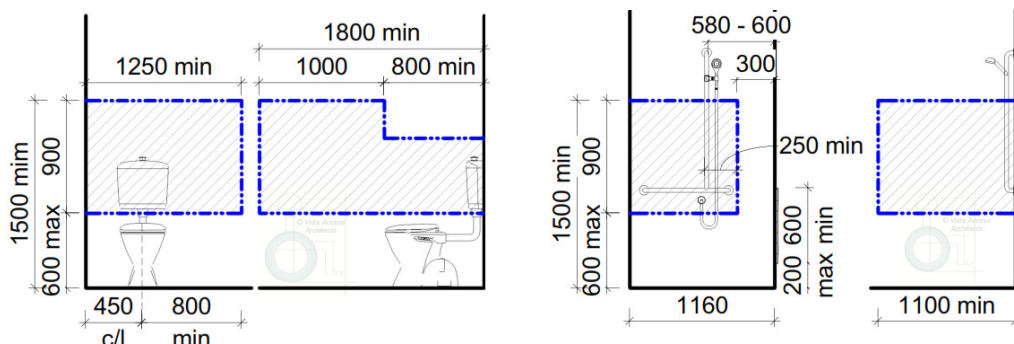
Compliance assessment with Schedule 3 of SEPP (State Environmental Planning Policy) Housing for Seniors or People with a Disability 2004

Clause	Requirements	Compliance / Comments
1. Application	Development is Seniors housing that consists of self-contained dwellings	Yes. The development consists of self- contained dwellings.
2. Siting	Wheelchair Access To a site with gradient of < 1:10: (a) ALL dwellings linked by an AS1428.1 compliant accessible path to an adjoining public road.	Complies Access has been provided to all dwellings by accessible pathways from street or via lift.
	Wheelchair Access - To a site with gradient of > 1:10: - The % of dwellings that must have wheelchair access (accessible) must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and - Accessible dwellings are to be linked by an AS1428.1 compliant accessible path to an adjoining public road or an internal road or a driveway that is accessible to all residents.	N/A The gradient of the site is less than 1:10
	Common areas Access must be provided as per AS1428.1 to and within all common areas / facilities within the development.	Complies. Access has been provided to the common use bin area and COS on ground level. We note that residents for Units 01 and 02 will be required to leave the site and re-enter to access the COS. letterboxes and bin area. As long as an accessible connecting footpath is provided, we find the provision to be satisfactory and compliant with the intent of this clause.
3. Security	Pathway lighting to be: - Glare free for pedestrians and dwellings and - Must provide at least 20 lux at ground level.	Complies Noted in Access Specifications on drawings.
4. Letterboxes	Letterboxes must be: - Situated on a hard-standing area and have wheelchair circulation and linked via an accessible path as per AS1428.1, - Lockable and - Located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.	Complies. Lock side of the letterboxes to face the driveway.

5. Private car accommodation	Where development application is made by, or is made by a person jointly with, a social housing provider, the following car parking spaces are required. - 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider	All matters relating to parking are addressed by the Traffic Engineer.
	- Car parking spaces (not being car parking for employees) must be AS2890 compliant	All matters relating to parking are addressed by the Traffic Engineer.
	- 5% of car parking spaces or min 1 (if < than 20 spaces) must be able to be increased to 3.8M width.	All matters relating to parking are addressed by the Traffic Engineer.
	- Provide power-operated door to garage, or power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.	N/A
6. Accessible entry	Every entry to the dwelling must comply with - Clause 4.3.1 and 4.3.2 of AS4299 i.e.: - Slope at entry to be <1:40, - 1550mm diameter landing with low threshold and smooth transition for wheelchair, - 850mm clear door opening with circulation spaces and - Door hardware as per AS1428.1.	Complies. Note that the entire 1550mm space in front of the patio cannot have a grade of more than 1:40. Door hardware requirements to be verified at CC stage. Note that a small set of steps have been provided to an additional entry to the units 01 and 02 due to flood issues. This is acceptable as a fully accessible main entry has also been provided.
7. Interior: general	Internal doorways must have: - 850mm a minimum clear opening space, - Internal corridors must have a minimum 1M width and - Door circulation spaces to AS 1428.1.	Complies. Note that the door circulation spaces for the bedrooms other than master bedrooms is not provided but can easily be provided by relocating the door or reducing storage or robe area if required in the future. Doorways to the following bedrooms can be provided at a later stage with minor modifications Unit 02- Bedroom 2 Unit 03- Bedroom 2 Unit 04- Bedroom 2 and 3 Unit 05- Bedroom 2 and 3 Unit 06- Bedroom 2 Unit 07- Bedroom 2 Unit 08- Bedroom 2 Unit 09- Bedroom 2 and 3 Unit 10- Bedroom 2 and 3 We find this to satisfy the intent of the clause as secondary bedroom is not required to have circulation spaces around the bed and therefore will not be able to provide wheelchair access in any case.
8. Main Bedroom	At least 1 Bedroom within each dwelling must have, Wardrobe and bed sized as follows: - In the case of a dwelling in a hostel—a single-size bed, and - In the case of a self-contained dwelling—a queen-size bed.	Complies.

	<p>Bedroom must contain a clear area for the bed of at least:</p> <ul style="list-style-type: none"> - 1,200mm wide at the foot of the bed, and - 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction. 	Complies
	<p>Bedroom must have, 2 double general power outlets on the wall where the head of the bed is likely to be</p>	Complies. Noted in Access Specifications on drawings.
	<p>Bedroom must have at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</p>	Complies. Noted in Access Specifications on drawings.
	<p>Bedroom must have a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet.</p>	Complies. Noted in Access Specifications on drawings.
	<p>Bedroom must have wiring to allow a potential illumination level of at least 300 lux.</p>	Complies. Noted in Access Specifications on drawings.
9. Bathroom	<p>At least one bathroom must be on ground / main floor and circulation space for sanitary facilities must be provided in accordance with AS 1428.1</p>	Complies
	<p>Bathroom must be Slip-resistant floor surface</p>	Complies. Noted in Access Specifications on drawings.
	<p>Bathroom must have washbasin with plumbing that would allow, either immediately or in the future, clearances as per AS1428.1</p>	Complies
	<p>Bathroom must have shower as per AS1428.1 including shower circulation spaces. Shower to be:</p> <ul style="list-style-type: none"> - Without a hob - Waterproofed to AS3740 - Floor falls to waste - Walls reinforced to accommodate grabrails / folding seat in the future - Taps to be lever or capstan with single outlet - Taps to be easily reached from shower entry <p>The following can be accommodated either immediately or in the future,</p> <ul style="list-style-type: none"> - A grab rail - Portable shower head - Folding seat 	Complies. Bathroom size to be 2x2.95M Spatial and circulation requirements for all fixtures are met.
	<p>Bathroom must have wall cabinet that is sufficiently illuminated</p>	Complies. Noted in Access Specifications on drawings.
	<p>Bathroom must have a double general power outlet beside the mirror</p>	Complies Noted in Access Specifications on drawings.

Wall reinforcements areas shown below (unless masonry wall is provided in the required wall reinforcement area)



<p>10. Toilet</p>	<p>A visitable toilet must be provided as per of AS 4299 on ground floor including:</p> <ul style="list-style-type: none"> - Space of 900mm x 1250mm required in front of the WC pan - Slip resistant floor and - Capability of accommodating grabrails as per AS1428.1 	<p>Complies The toilet is visitable.</p>
<p>11. Surface finishes</p>	<p>Balconies and external paved areas must have slip-resistant surfaces.</p>	<p>Complies. Noted in Access Specifications on drawings.</p>
<p>12. Door hardware</p>	<p>Door handles and hardware for all doors must be provided in accordance with AS 4299</p> <ul style="list-style-type: none"> - Single hand operation, lever style, - Operation located between 900-1100mm above FFL and - All external doors to be keyed alike 	<p>Complies. Noted in Access Specifications on drawings.</p>
<p>13. Ancillary items</p>	<p>Switches and power points must be provided in accordance with AS 4299</p> <ul style="list-style-type: none"> - Switches located between 900-1000mm and in line with door handles, - Rocker action / toggle / push pad switches with 35mm width are preferred and - GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners. 	<p>Complies. Noted in Access Specifications on drawings.</p>
<p>14.</p>	<p>Addition requirements for any seniors housing consisting of self-contained dwellings are listed below</p>	
<p>15. Living room and Dining room</p>	<p>Living room must have</p> <ul style="list-style-type: none"> - Circulation space in accordance with clause 4.7.1 of AS 4299 i.e. 2250mm diameter - Telephone point to be provided adjacent to a GPO. - Living and dining room must have wiring to allow a potential illumination level of at least 300 lux. 	<p>Complies. Noted in Access Specifications on drawings.</p>
<p>16. Kitchen</p>	<p>1550mm must be provided between benches as per Clause 4.5.2 of AS4299</p>	<p>Complies</p>
	<p>Circulation spaces must be provided at the door (if provided) as per AS1428.1</p>	<p>N/A. Kitchen does not have a door.</p>

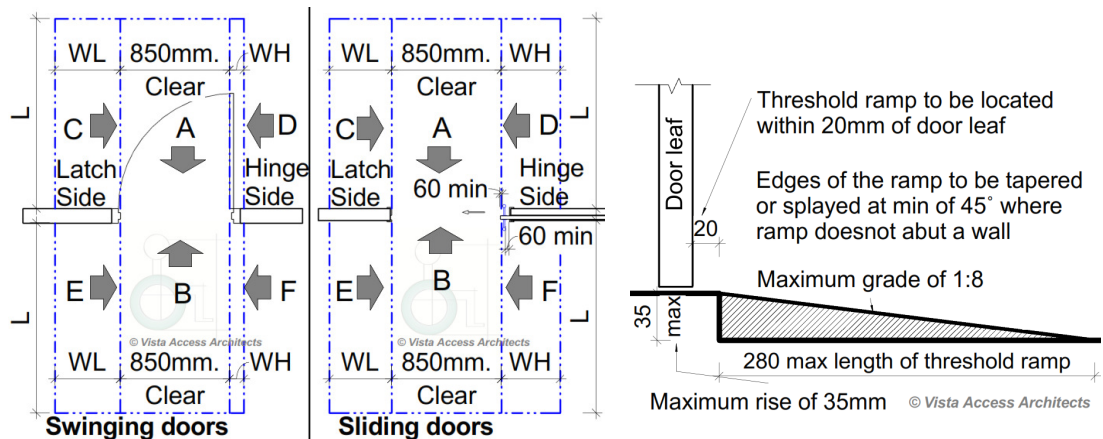
	<p>Following fittings must be provided as per Clause 4.5 of AS 4299:</p> <ul style="list-style-type: none"> - 800mm wide work surface which is adjustable or a replaceable as a unit at variable heights within range of 750mm to 850mm above FFL, - Tap set with capstan or lever handles with the taps or operating handles to be located 300mm from front of the sink, - Cooktops with front or side controls with raised crossbars, isolating switch and a work surface of 800mm length at the same height and - Wall oven located next to adjustable height work bench minimum 800mm width and where oven is hinged, the clear work surface is to be on the opposite side of the hinge. 	<p>Complies. Noted in Access Specifications on drawings.</p>
	<p>"D" pull cupboard handles must be provided such that they are located towards the top of below-bench cupboards and towards the bottom of overhead cupboard</p>	<p>Complies. Noted in Access Specifications on drawings.</p>
	<p>GPO outlets must be provided as follows:</p> <ul style="list-style-type: none"> - At least one double general power outlet within 300 millimeters of the front of a work surface, and - At least one GPO provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. 	<p>Complies. Noted in Access Specifications on drawings.</p>
<p>17. Access to kitchen, main bedroom, bathroom/ toilet</p>	<p>In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level</p>	<p>N/A</p>
<p>18. Lifts in multi-storey buildings</p>	<p>In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the BCA</p>	<p>Complies.</p>

19. Laundry	Laundry must have: <ul style="list-style-type: none"> - Circulation space at door as per AS1428.1, - Provision for the installation of an automatic washing machine and a clothes dryer, - A clear space in front of appliances of at least 1,300mm, - A slip-resistant floor surface and - An accessible path to clothes line (if provided). 	Complies. Noted in Access Specifications on drawings.
20. Storage	A linen storage must be provided in accordance as per Clause 4.11.5 of AS4299 i.e. 600mm minimum width and adjustable shelving	Capable of compliance. Noted in Access Specifications on drawings.
21. Garbage	A garbage storage area must be provided in an accessible location.	Complies. We note that residents for Units 01 and 02 will be required to leave the site and re-enter to access the COS. letterboxes and bin area. As long as an accessible connecting footpath is provided, we find the provision to be satisfactory and compliant with the intent of this clause.

Details of features required as per AS1428 / AS2890.6

	<p>The following accessibility requirements apply only to:</p> <ul style="list-style-type: none"> - Ground floor of the development (excluding private stairways leading to the upper floor units)
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. Details to be verified at the CC stage of works.</p>
Requirement	<p>Doorway requirements</p> <ul style="list-style-type: none"> - All doorways 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. - Sliding doorways to have recessed floor tracks (flush transitions from inside the unit) as well as external doorway threshold ramp to allow for accessible path to clothes drying area.


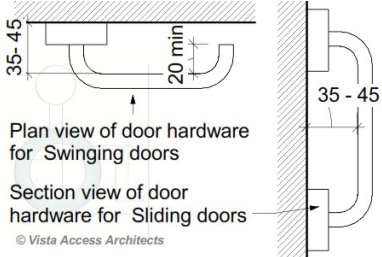
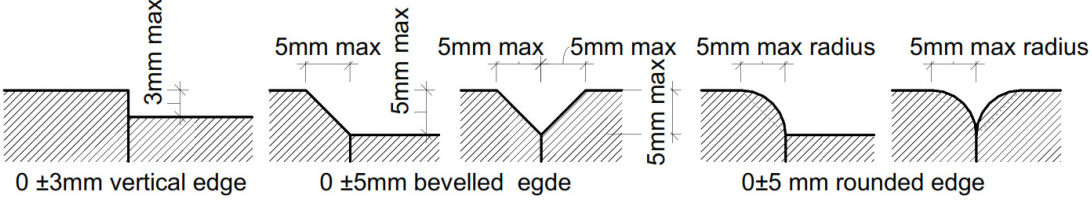
CLEAR Door circulation requirements are noted below. In determining passageways widths based on door circulation, allow for spaces measured from skirting to skirting.



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	<p>Complies. Details to be verified at the CC stage of works.</p>
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Requirement	<p>Door hardware requirements;</p> <ul style="list-style-type: none"> - 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 																	
Compliance Comments	<p>Capable of compliance Selection of door hardware as specified above will lead to compliance.</p>   <p>Plan view of door hardware for Swinging doors Section view of door hardware for Sliding doors © Vista Access Architects</p>																	
Requirement	<p>Floor or ground surfaces</p> <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 +/- 3mm vertical or +/-5mm, provided the edges have a bevelled or rounded edge (See diagrams below) <p><u>Grates if used in the accessible path of travel is required to comply with the following:</u></p> <ul style="list-style-type: none"> - 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	<p>Capable of compliance. Details to be verified at the CC stage of works.</p>  <p>3mm max 5mm max 5mm max 5mm max 5mm max radius 5mm max radius 0 ±3mm vertical edge 0 ±5mm bevelled edge 0 ±5 mm rounded edge</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 1346 1458 1541"> <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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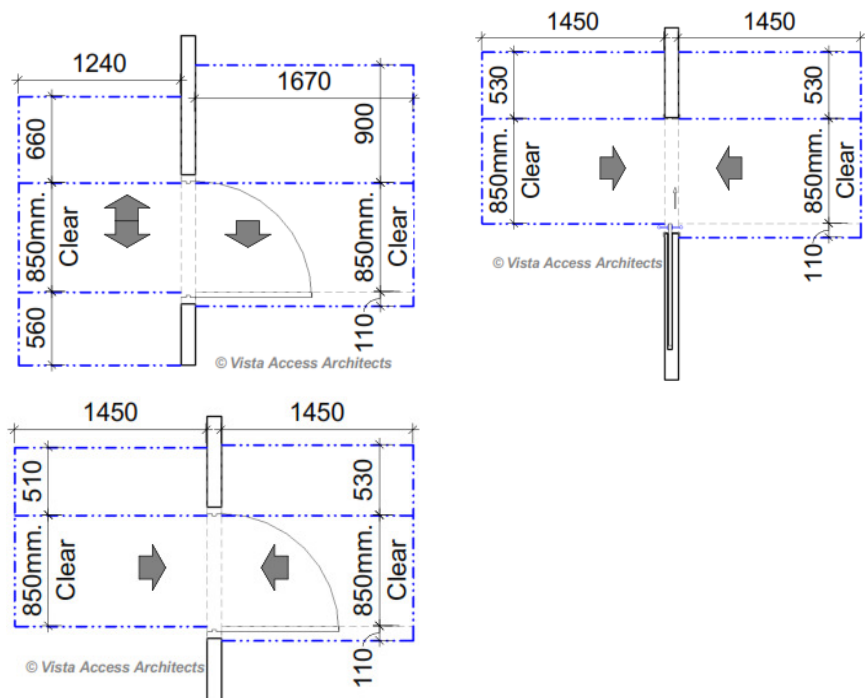
Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

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 2 For residential use components, access is required: <ul style="list-style-type: none"> - From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of door of each SOU on that level. - To and within 1 of each type of room or space in common use. - Where floor is accessed by an AS1428.1 ramp or lift, access is required to the entry doorway of each SOU on that level and to and within all common use areas on that level.
Compliance Comments	Complies. <ul style="list-style-type: none"> - Access has been provided from the main pedestrian entry doorway to the entry doors of all SOUs on all levels by means of accessible pathways and lifts. - Access has been provided to at least 1 of each common use space such as communal garden on Ground floor level. - Access has been provided to common use garbage storage area and common use letterbox areas. Units 1 and 2 would have to exit the site and reenter and we find this to be acceptable as long as the connecting footpath is accessible. Details to be verified at CC stage of works.
	BCA Part D3.2 Access to buildings
Requirement	Accessway is required from; <ul style="list-style-type: none"> - Main pedestrian entry at the site boundary for new buildings. - Any other accessible building connected by a pedestrian link. - Accessible car parking spaces.
Compliance Comments	Complies. <ul style="list-style-type: none"> - Access by means of max 1:20 grade walkways has been provided from the main pedestrian entry at the site boundary - Access has been provided from car parking spaces by means of walkways. Details to be verified at CC stage of works.
Requirement	External Walkway / Pedestrian Access- to be as per requirements of AS1428-2009.
Compliance Comments	Capable of compliance. 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. All pedestrian entries have been designed to be accessible. 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)
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Compliance Comments	Capable of compliance. No common use doorways have been identified. The main entry door, door to the main bedroom, door to main bathroom, external sliding doorways to private open spaces is required to comply with the below provisions. Door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1-2009.
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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. This is achievable and the door selections are to be verified at CC stage of works.

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
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Compliance Comments	N/A No ramps have been identified in the development.
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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.
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Compliance Comments	N/A No step ramps have been identified in the development.
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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.
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Compliance Comments	N/A No kerb ramps have been identified in the development.
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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	Capable of compliance. The main stairway is considered to be non-fire-isolated and therefore the features of the stairway will be assessed with the full requirements of AS1428.1-2009 at the CC stage of works. The small flights of steps from individual units to ground level are considered to be private use stairways and the detailing of the same will be 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	Capable of compliance. Details to be verified at CC stage of works.																	
Requirement	Every Fire-isolated Stairway is to be compliant with AS1428.1-2009 in the following aspects: <ul style="list-style-type: none"> - Handrail on one side (requirement under D2.17) with 1M clear space. Handrail extensions are not required however since the handrails cannot have any vertical sections and since handrail is required to be at a consistent height throughout the stairway including at landings, it may be essential to either provide handrail extensions or offset first riser going up at mid landings to achieve this at 90° to 180° turns. - 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	Slip resistance requirements as per BCA BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586: <table border="1" data-bbox="347 1182 1458 1373"> <thead> <tr> <th rowspan="2">Application</th> <th colspan="2">Surface conditions</th> </tr> <tr> <th>Dry</th> <th>Wet</th> </tr> </thead> <tbody> <tr> <td>Ramp steeper than 1:14</td> <td>P4 or R11</td> <td>P5 or R12</td> </tr> <tr> <td>Ramp steeper than 1:20 but not steeper than 1:14</td> <td>P3 or R10</td> <td>P4 or R11</td> </tr> <tr> <td>Tread or landing surface</td> <td>P3 or R10</td> <td>P4 or R11</td> </tr> <tr> <td>Nosing or landing edge strip</td> <td>P3</td> <td>P4</td> </tr> </tbody> </table> <p>HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces</p>	Application	Surface conditions		Dry	Wet	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4
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Nosing or landing edge strip	P3	P4																
Compliance Comments	Capable of compliance. For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586. Details to be provided at the CC stage of works.																	
Requirement	Every Passenger lift is to comply with the requirements of BCA E3.6.																	
Compliance Comments	This has been assessed further in the report in the Lifts section. Refer to Lifts section.																	
Requirement	Passing spaces requirement It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.																	
Compliance Comments	N/A There are no accessways over 20M lengths in the development where a direct line of sight is not available.																	

Requirement	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 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. - A space of 1540mmx2070mm is also required / provided in front of all passenger lift doors. Details to be verified at CC stage of works.
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	N/A No common use areas with carpets have been identified.
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 2 There are no Accessible carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, then carparking spaces for Adaptable units will be required under the requirements of AS4299- Adaptable housing.
Compliance Comments	N/A All items in relation to the parking are assessed by the traffic engineer.
BCA Part D3.6 Signage	
Requirement	Braille and Tactile signage is required to identify Accessible Sanitary facilities
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
Requirement	Braille and Tactile signage is required to identify Ambulant Sanitary facilities
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
Requirement	Braille and Tactile signage is required to identify Hearing Augmentation
Compliance Comments	N/A Hearing augmentation is not identified in the development.

Requirement	 <p>Braille and Tactile signage is required to identify a Fire exit door required by E4.5 by stating the 'Exit' and 'Level', followed by either:</p> <ul style="list-style-type: none"> - The floor level number or - Floor level descriptor or - A combination of both of the above. <p>Sign must be located on the side that faces a person seeking egress</p> <p>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.</p>
Compliance Comments	<p>N/A No common use fire exit doorways have been identified in the development.</p>
Requirement Compliance Comments	<p>Signage is required to a non-accessible pedestrian entrance N/A</p>
Requirement Compliance Comments	<p>Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility. N/A</p>
Requirement Compliance Comments	<p>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. N/A</p>
<p style="text-align: center;">BCA Part D3.8 Tactile indicators (TGSIs)</p>	
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. TGSIs 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>
<p style="text-align: center;">BCA Part D3.11 Limitations on Ramps</p>	
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.
Compliance Comments	<p>N/A No ramps have been identified in the development.</p>
<p style="text-align: center;">BCA Part D3.12 Glazing on Accessways</p>	
Requirement	<p>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 as per requirements of AS1428.1</p>
Compliance Comments	<p>N/A No common use areas that have glazing have been identified in the development.</p>

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; <ul style="list-style-type: none"> - It can be entered without crossing an area reserved for 1 sex only - Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations - Even distribution of LH and RH facilities - An accessible facility is not required on a level with no lift / ramp access.
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
Requirement	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
BCA F2.4(a) Accessible unisex sanitary compartments	
Requirement	Class 2 <ul style="list-style-type: none"> - At least 1 unisex Accessible toilet when sanitary compartments are provided in common areas.
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
BCA F2.4(b) Requirements for Accessible unisex showers	
Requirement	Class 2 <ul style="list-style-type: none"> - At least 1 unisex Accessible shower when showers are provided in common areas.
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
Requirement	Showers for Accessible use are to be designed in accordance with AS1428.1.
Compliance Comments	N/A No common use sanitary facilities have been proposed 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.
Comments	For information only
BCA E3.6 Passenger lift	
Requirement	In an accessible building, Every Passenger Lift (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with Tables E3.6a and E3.6b
Compliance Comments	Capable of compliance. A certificate of compliance from the lift supplier will be required at the CC stage of works stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations.
Requirement	Limitations on use of Stairway platform lifts, Low-rise platform lift, Low-rise, low-speed constant pressure lift and small sized, low-speed automatic lift
Compliance Comments	N/A Not identified in the development.

Requirement	Handrail requirements for passenger lifts. Apart from stairway platform lift and low-rise lifts, a handrail is required as per AS1735.12.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Lift floor dimensions (excluding stairway platform lift) - Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep - Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep
Compliance Comments	Capable of compliance Details to be verified at CC stage of works. Additional lift car size may apply if stretcher lift is required under the BCA.
Requirement	Minimum Door opening size complying with AS1735.12, not less than 900mm clear (excluding stairway platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	All lifts with a power operated door are required to have a Passenger protection system complying with AS1735.12.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	Lift landing doors to be provided at upper landing (excluding stairway platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	Lift car and landing control buttons to comply with AS1735.12 (excluding stairway platform lift and low-rise platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	Lighting (for all enclosed lift cars) to be provided in accordance with AS1735.12 and AS1680. Minimum illuminance of 100 lx is required at the level of the car floor and average of 50 lx is required on the control panel surface.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	To all lifts serving more than 2 levels , audible and visual indication to be provided as per AS1735.12.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Emergency hands free communication (excluding stairway platform lift) – provide a button that alerts a call centre and a light that the call has been received.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.

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 / BBQ areas in residential common use areas / commercial use areas, it is suggested that this kitchen could be made partially accessible by providing a width of 900mm next to the sink as vacant space (without cabinetry under the bench top) and a long lever tap with spout and handle within 300mm from the front of the benchtop. The distance in between the benches to be 1550mm. 1 double GPO to be provided within 300mm from the edge of the benchtop. This would allow a person in a wheelchair to independently move within the kitchen and use basic facility, being the sink independently.

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.

In SEPP for Seniors and People with a Disability it is recommended that fixtures in the bathrooms such as towel rails be load bearing.

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

