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report

Statement of Compliance Access for People with a Disability

Proposed Mixed Use Development

231 Whale Beach Rd Whale Beach

Accessible Building Solutions
124 Upper Washington Drive
Bonnet Bay NSW 2226

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accessible building solutions

Report

Report Type: Statement of Compliance - Accessibility
Development: 231 Whale Beach Rd Whale Beach

Introduction:
This report has been prepared to accompany a Construction Certificate Application and has been based on the following drawings prepared by Richard Cole Architecture:

CC 08	Basement Plan
CC 09	Ground Floor Plan
CC 10	Level 1 Plan
CC 11	Level 2 Plan
CC 12	Level 3 Plan
CC 13	Level 4 Plan
CC 14	Roof Plan

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Application:

This report has been prepared as part of the application for a construction certificate. Where the project is covered by the NSW Design & Building Practitioners Act, this report is prepared to assist the building designer provide a statement of compliance relating to accessibility. The report has been based on the drawings provided for the application and is limited to assessing compliance with the identified assessment criteria relating to access for people with a disability. Although we may identify areas where there is a conflict with other requirements the designer should co-ordinate the accessibility requirements and resolve conflicts with any other requirement.

Dimensions
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.

Tolerances
AS 1428.1 and other accessibility standards provide little tolerance. The designer and builder should ensure that sufficient tolerance has been allowed to ensure that the minimum required dimensions are achieved. This allowance should include allowing for normal construction tolerance, selected wall and floor finishes, sanitary fittings etc all of which may not have been considered at the design stage.

Compliance
This assessment is based on the plans identified on the previous page. At the design/drawing stage there may not be sufficient information provided to verify full compliance as many access requirements depend on fittings and finishes. In this report, the word complies means that based on a review of the plans it is considered that compliance can be achieved but may be subject to further requirements which at the time of this CC assessment have not been verified.

As this additional information becomes available it is the builder's or designer's responsibility to verify compliance.

Doors
Doors providing access for people with a disability must provide a clear opening of 850mm and the required door circulation space. Where double doors are used these requirements to the active leaf.

Luminance Contrast
Where items are required to achieve a minimum luminance contrast with another element, this is not assessed as part of this report. Advice is provided, but the builder or designer must ensure that the required contrast is achieved. We are able to assist if required.

Slip Resistance
There are no specific slip resistance requirements relating to accessibility, however, we draw your attention to BCA Table D2.14 which provides requirements for ramps and stairs. It is the designer's responsibility to determine the appropriate slip resistance of other building elements. The builder or designer 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.

We have no ability to assess or check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location.

Wall reinforcement
Where wall reinforcement is required for future grabrails, the builder is to provide evidence that it has been installed.

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Assessment:

Assessment Criteria CC

This assessment has been undertaken to the extent necessary to issue a construction certificate 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.

Note: At design/drawing stage there is not enough information provided to ensure full compliance as a lot of access requirements depend on fittings and finishes. In this report, the word complies means that based on a review of the plans, compliance can be achieved but may be subject to further requirements which at the time of this CC assessment have not be verified.

Design Standards

Compliance is required with the following design standards:

- The Access Provisions of the BCA 2022
- The Access To Premises Standard 2010
- AS1428.1-2009
- AS 1428.4.1-2009
- AS2890.6 -2009 for car parking
- AS1735.12 -1999 for lifts
- SEPP 65 – Part 4Q/Livable Housing
- Council's DA Conditions of Consent

Note: the version of the Australian Standards is that referenced in the BCA.

Cautionary Notes

The following items are raised as potential compliance issues during construction:

- The designer should make sufficient allowance for building tolerance to ensure critical minimum dimensions are achieved. This includes the size of accessible toilets, corridor widths, turning areas etc.
- The designer should ensure that the basin selected for the accessible toilets maintains the required clearances from the toilet pan, door etc.
- Where a door which is required to be accessible has an aluminium threshold it should be set down so that it is flush with the internal finished floor.
- Where doors are located in concrete block walls, cut blocks, rather than half blocks, may be required to achieve the latchside circulation space.

Performance Solutions

The following performance solutions have been considered in this assessment:

- N/A

Performance solutions may be required for the following as the design develops:

- N/A

Note: Performance solutions cannot be provided for construction errors.

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Building Description
The building work comprises of residential and retail units over basement carparking

Under the BCA the building is classified as follows,
- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)
- Class 6 (shops, sale of goods and services by retail)
- Class 7a (car park)

DA Conditions
The following DA Conditions have been included in this assessment:

34. **Access Report Recommendations have been Incorporated into Designs and Structural Plans**
The recommendations of the Access Report referenced in Condition 1 of this consent are to be incorporated into the construction plans.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is accessible.

70. **Disabled Parking Spaces**
Where disabled parking spaces are provided they must be in accordance with AS2890.6:2009.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure compliance with Australian Standards.

71. **Shared Zone Bollard**
A bollard is to be provided at the shared zone between disabled spaces in accordance to Australian Standards AS2890.6:2009.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure compliance with Australian Standards.

Comments: By complying with the requirements of this report, the requirements of the above DA condition of consent are satisfied. Add the requirements of this report to the project specifications to ensure compliance.

Disability Discrimination Act
Compliance with the DDA can only be verified in the Courts. Although compliance with the BCA is deemed to provide compliance with the DDA, there are aspects of the building which are not addressed by the BCA and Court rulings have indicated that consideration of the needs for people with a disability can extend beyond the BCA. Therefore, in this report there are DDA Advisory Notes which highlight some of these areas and provide design recommendations, which if implemented, will assist in meeting the needs of people with a disability.

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BCA Assessment

BCA Part D4 Access for People with a Disability
BCA D4D2 Requirements for Access for people with a disability
SOU refers to Sole Occupancy Unit

Requirement	**Class 2** Common areas • From a required accessible pedestrian entrance to at least 1 floor with SOUs and to the entry of doors of each SOU on that level. • To and within 1 of each type of room or space in common use on a level served by a lift or ramp. • Where a level is accessed by an AS1428.1 ramp or lift, to the entry door of all SOUs on that level.
Compliance	Complies.
Comments	Access has been provided from the main pedestrian entry to the entry doors of all SOUs on all levels by means of a lift.
Requirement	**Class 5, 6, 7b, 8, 9a, 9b- Schools and early childhood centres** To and within all areas that are normally used by the occupants.
Compliance	Complies.
Comments	
Requirement	**Class 7a** To and within any level containing accessible carparking spaces.
Compliance	Complies.
Comments	Access has been provided to the basement level containing the accessible car parking spaces by means of a lift.
Requirement	**In areas required to be accessible, the following is to be provided:** • 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 • 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 • The separation of doors in airlocks shall comply with AS 1428.1 • Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 • In accessible toilets and/or 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.
Compliance	Complies.
Comments	All of the above listed requirements are achievable **Note in particular:** 1. Door thresholds in all common areas shall be flush or incorporate a threshold ramp on one side only. Aluminium door sills to sliding or swing doors must be flush with the internal floor. 2. The latchside circulation space to all doors in common areas shall be achieved on both sides in accordance with AS 1428.1. Where this isn't achieved the door shall be auto opening.

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DDA Advisory Note

Access provided under AS1428.1 is generally based a 90th percentile wheelchair. If it is anticipated that in the proposed premises larger wheelchairs or motorized scooter may be more relevant, consideration should be given to providing larger circulation spaces.

DDA Advisory Note

Although not specifically referenced, all solid doors which are required to be accessible should provide luminance contrast in accordance with AS 1428.1. Following a recent Court decision it is recommended that consideration be given to applying this to framed and frameless glass doors. This may require different frame colours or the application of a 50mm contrasting strip. On frameless glass double doors this strip would also be required at the edge of the leaf, where they meet.

BCA Part D4D3 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
- Any other accessible building connected by a pedestrian link
- Required accessible car parking spaces

Compliance

Complies.

Comments

Access has been provided from the main pedestrian entry at the site boundary by means of a pathway / ramp.

Access has been provided from accessible car parking spaces by means of a lift.

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

Complies.

Comments

Each main entry has been designed to be accessible.

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

Complies.

Comments

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.

Details for doorways have been included in the Appendix for information.

DDA Advisory Note

Where a non accessible entry is provided and the distance between it and the accessible entry point is less than 50m, the path of travel between the 2 entry points should be an accessible path.

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BCA Part D4D4 Parts of buildings required to be accessible

Requirement	Every **Ramp** (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D3D15
Compliance	Complies.
Comments	Refer to detailed requirements provided in the Appendix of this report.
Requirement	Every **Walkway** to be compliant with AS1428.1
Compliance	Complies.
Comments	Detailed features of the walkways will be must comply with the requirements of AS1428.1. Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.
Requirement	**Step / Kerb ramp** if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D3D15
Compliance	N/A
Comments	No step / kerb ramps have been identified in the development.
Requirement	Every **Stairway** (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D3D15
Compliance	Complies.
Comments	Where non-fire-isolated stairways have been provided, the stairway must comply the requirements of AS1428.1 Clauses 11 & 12. Note in particular the requirements for stair nosings and handrail extensions.
Requirement	Every **Fire-isolated Stairway** is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D3D15
Compliance	Complies.
Comments	Where fire-isolated stairways have been provided, the stairway must comply with the relevant requirements of AS1428.1 Clauses 11.1 & 12. Note in particular the requirements for stair nosings.
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 width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
Compliance	N/A
Comments	There are no accessways over 20 M 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 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).
Compliance	Complies.
Comments	Adequate turning spaces have been provided. Ensure clear dimensions are maintained

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Requirement	**Small building concession** In a Class 5, 6, 7b or 8 building containing not more than 3 storeys, a lift / ramp is not required to provide access to levels other than the entrance level if the floor area of the levels other than the entrance level is not more than 200m².
Compliance	N/A
Comments	
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	Complies.
Comments	Only applies to carpets provided in the common use areas and commercial use areas. Selection of carpets as specified above will lead to compliance.
	DDA Advisory Note
	Other floor surfaces in common areas should not be polished which may create a background glare. This should also consider the placement of widows and lighting which may create the glare.
	DDA Advisory Note
	Wall and floor junctions should provide a 30% luminance contrast between themselves or using a 200mm high contrasting skirting.
	DDA Advisory Note
	Where walls provide a “shoreline” to assist a person with vision impairment navigate along an accessway, furniture should not be placed against the walls to interrupt the shorelining.
	DDA Advisory Note
	Columns, bollards, seating, signage located in an accessway should provide a luminance contrast of 30% with the floor for a height of at least 200mm.
	BCA Part D4D5 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	For information only.
Comments	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.

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BCA Part D4D6 Accessible Carparking

Requirement

Parking Service
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.

Compliance N/A

Comments

Requirement **Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6**.

Compliance Complies.

Comments

Note: the pavement marking shall have the appropriate slip resistance for the location.

Requirement

In situations where not more than 5 carparking spaces have been provided
The car parking space need not be designated, so as to restrict the use of the carparking space only for people with a disability.

Compliance Complies.

Comments

In this case not more than 5 carparking spaces have been provided for the commercial section. Therefore, under the provisions of this Clause D4D6(1) (d), an accessible space is required but need not be designated. 1 space will be suitable for use as the non-designated accessible space. As per the BCA requirements, the accessible space must be provided but this space is **not** to be sign marked with an accessible symbol.

Requirement

Class 2
There are no carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, carparking spaces will be required under the requirements of AS4299- Adaptable housing

Compliance N/A

Comments

The parking for the adaptable units is assessed later in this report.

Requirement

Class 5, 7, 8 or 9c

- 1 space per 100 carparking spaces

Class 6

- 1 space per 50 carparking spaces (up to 1000 spaces) and additional 1 space per additional 100 spaces provided

Compliance Complies.

Comments

Total number of spaces provided = 4
Total number of Accessible car parking spaces required= 1
Total number of Accessible car parking spaces provided= 1
Car parking spaces are to comply with the requirements of AS2890.6
Refer to detailed requirements provided in the Appendix of this report.

BCA Part D4D7 Signage

Requirement Braille and Tactile signage is required to identify Accessible Sanitary facilities

Compliance Complies.

Comments

Provide signage to the common use accessible toilets.

Additional information is provided in the Appendix of this report.

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Requirement	Braille and Tactile signage is required to identify Ambulant Sanitary facilities
Compliance	Complies.
Comments	Ambulant use toilets have been provided in the development. The sign is to be located on the door of the facility. Additional information is provided in the Appendix of this report.
Requirement	Braille and Tactile signage is required to identify Hearing Augmentation
Compliance	N/A
Comments	No hearing augmentation has been proposed in the development.
Requirement	Braille and Tactile signage is required to identify a Fire exit by stating the 'Exit' and 'Level', followed by either: - the floor level number, - floor level descriptor or - a combination of both
Compliance	Complies.
Comments	All doors required for emergency egress (where illuminated exit sign is provided) are to be provided with signage. Additional information is provided in the Appendix of this report.
Requirement	Signage is required to a non-accessible pedestrian entrance to direct to the nearest accessible pedestrian entry.
Compliance	Complies.
Comments	Additional information is provided in the Appendix of this report.
Requirement	Signage is required to advise location of accessible toilet to direct a person to the location of the nearest accessible unisex sanitary facility.
Compliance	N/A
Comments	All blocks of toilets incorporate an accessible toilet
Requirement	Where an adult accessible change facility is provided, signage shall be provided at each bank of toilets indicating its location.
Compliance	N/A
Comments	
Requirement	All signage is required to be as per Specification 15 Braille and Tactile Signs This includes location of signage, specifications in regards to braille and tactile characters, luminance contrast and lighting.
Compliance	Complies.
Comments	Builder to ensure compliance
	DDA Advisory Note
	In addition to the required signage, wayfinding signage should include Braille and tactile lettering and pictograms, and generally be compliant with BCA Specification 15.
	DDA Advisory Note
	Some tactile signs have the raised elements adhesive fixed to a backing plate. It is common for the adhesive to fail over time and the sign elements fall off the backing. Consider the use of signs where the raised parts are integral with the backing.

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BCA Part D4D9 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

Complies.

Comments

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

- At top and bottom landings of stairways and 1:14 ramps, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard
- At mid landings of stairway and 1:14 ramp, 300-400mm depth or min 6 discrete cones are required only where handrails are not continuous or landing is more than 3M
- Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard.
- Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard

Note: Discrete tactiles, i.e. SS tactiles with a coloured insert rarely achieve the required contrast and are not recommended.

Additional information is provided in the Appendix of this report. Luminance contrast test results should be obtained to confirm compliance.

DDA Advisory Note

In public buildings, where access routes are not clear for people with vision impairment, that is, where a path is not clear in direction or where shorelining is not available, the use of directional tactiles should be considered.

BCA Part D4D12 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

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BCA Part D4D13 Glazing on an Accessway

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 as per requirements of AS1428.1

Compliance

Complies.

Comments

Applies to full length glazing used in common use areas such as lift lobbies and common passageways and in all commercial use areas.

Selection of glazing strips as specified above will lead to compliance.

Note the strip must achieve 30% luminance contrast with the floor surface on each side and must be a solid and opaque, not transluscent, strip with no other graphical representation or cutout.

DDA Advisory Note

Where frameless glass doors are used consider the use of additional contrasting strips around the door to identify its location.

DDA Advisory Note

Where full height glass walls are used consider the use of additional contrasting strips at the junction with the floor surface to identify the wall location.

BCA Part F Accessible Sanitary Facilities

BCA F4D5 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

If no lift or ramp is required to be provided to a level, then an accessible facility is not required on that level.

Compliance

Complies.

Comments

Common use unisex accessible toilet facilities have been provided in the development.

Requirement

Accessible unisex toilets are to be designed in accordance with AS1428.1

Compliance

Complies.

Comments

The width and length requirements depend on selected fixtures.

Refer to detailed requirements provided in the Appendix of this report.

Ensure the following:

1. **raised cistern buttons are provided**
2. **the locking snib, if provided, has a minimum length of 45mm.**
3. **The backrest is correctly positioned 120-150mm above seat**

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Requirement	**Ambulant use male / female toilets** are to be provided if an additional toilet to the Accessible unisex toilet is provided.
Compliance	Complies
Comments	The following Ambulant facilities have been provided 1 Male Ambulant use toilets + 1 Female Ambulant use toilets
Requirement	**Ambulant use toilets are to be designed in accordance with AS1428.1.**
Compliance	Complies with the width and length requirements
Comments	Minimum size of an ambulant accessible toilet is required to be 900mm to 920mm width x 1.62M (dependent on WC pan and location of door to the cubicle) Refer to detailed requirements provided in the Appendix of this report. Ensure the basin, if provided, does not encroach into the toilet or door circulation space.

BCA F4D6 Accessible unisex sanitary compartments

Requirement	**Class 2** At least 1 when sanitary compartments are provided in common areas.
Compliance	N/A
Comments	No common use sanitary facilities have been proposed in the development.
Requirement	**Class 5, 6, 7, 8 or 9 (excluding ward area of 9a health-care)** 1 on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
Compliance	Complies.
Comments	

BCA F4D7 Requirements for Accessible unisex showers as per AS1428.1-2009

Requirement	**Class 2** At least 1 when showers are provided in common areas.
Compliance	N/A
Comments	No common use shower facilities have been proposed in the development.
Requirement	**Class 5, 6, 7, 8 or 9 (excluding ward area of 9a health-care)** When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance	N/A
Comments	No common use shower facilities have been proposed in the development.

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BCA Part E3 Lift Installations

BCA E3D7 Lift Types & Limitations

Requirement	The following limitations apply to the use of lifts: • Stairway platform lifts must not serve a space accommodating more than 100 persons ; used in high traffic areas such as theatres, auditoriums, traffic interchange, shopping centre; used where another type of lift can be installed; connect more than 2 storeys; when folded not encroach on the required width of the stair • A low-rise platform lift must not travel more than 1m • A low-rise constant pressure lift must not travel more than 2m if unenclosed or 4m if enclosed or be used in high traffic areas such as theatres, auditoriums, traffic interchange, shopping centre • A small sized, low speed automatic lift must not travel more than 12m • If the lift car is fully enclosed the lift must not rely on a constant pressure device for its operation
Compliance	Complies
Comments	Subject to Lift Supplier certification

BCA E3D8 Lift Installations

Requirement	In an accessible building, every passenger lift must comply with Clause E3D8
Compliance	Complies
Comments	Subject to Lift Supplier certification Lift floor dimensions (excluding stairway platform lift) are listed below. • Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep • Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep
Requirement	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.
Compliance	This is not an accessibility requirement
Comments	Subject to lift supplier certification.

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SEPP 65 – Part 4Q1/ Councils DCP

Compliance assessment with Objective 4Q1 that requires 20% of the units to incorporate the features of the **Livable Housing Guidelines Silver level**. This is also councils DCP requirement

Total number of residential units in the development = 20% of 5 = **1** required Livable unit.

Unit 5 is are capable of providing compliance with the features of Silver level of Livable Housing Guidelines as noted in the table below.

By incorporating the requirements of the below Checklist in the Specifications of the project, the nominated Livable units can achieve full compliance with Livable Housing Guidelines- Silver Level

Design Element	**Requirements** (All dimensions noted are required to be clear of finishes as required under AS1428.1)	**Compliance / Comments**
1 **Dwelling Access**	(a) Provide a safe and continuous 1M clear width pathway from front site boundary to an entry door to the dwelling. (b) Path including any ramps and walkways to have no steps, even firm, slip-resistant surface, max 1:40 crossfall, max slope of 1:14 with landings of 1.2M every 9M and landings every 15M for 1:20 walkways. 1.2M clear width of ramps are required.	Complies. Builder to ensure compliance.
	(c) Pathway may be provided via an associated car parking in which case the car parking space to be - 3200 (width) x5400 (length), - even, firm and slip resistant, level surface of 1:40 max grade and 1:33 max grade for bitumen	Complies.
	(d) Step ramp may be provided at an entrance doorway. The step ramp to be max 190mm height, max 1:10 grade, max 1900mm length.	N/A
	(e) Level landings of 1200mm are required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.	N/A
2 **Dwelling entry**	(a) Dwelling Entry should provide an entrance door with (i) min **clear** opening width of door to be 820mm (ii) Step free threshold of max 5mm with rounded or bevelled lip (iii) reasonable shelter from the weather	Complies Builder to ensure compliance.
	(b) Level landing of 1200x1200mm at step-free entrance door on the arrival / external side of the entrance door.	Complies
	(c) Max permissible threshold is less than 56mm where provided with a 1:8 grade threshold ramp.	N/A
	(d) Entrance to be connected to a pathway (specified under Element 1) Note: The entrance to incorporate waterproofing and termite management requirements as specified in the NCC	Complies
3 **Internal doors and corridors**	(a) Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments to be (i) 820mm clear opening and (ii) provided with a level threshold of max 5mm between abutting surfaces with rounded or bevelled lip	Complies. Builder to ensure compliance.
	(b) Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)	Complies
4 **Toilet**	(a) Toilet to be provided on the ground or entry level that provides, (i) Min 900mm between walls if located in separate room (ii) Min 1200mm clear space in forward of the WC pan exclusive of door swing. (iii) The toilet pan to be positioned in the corner of a room to enable handrails	Complies. Builder to ensure compliance.

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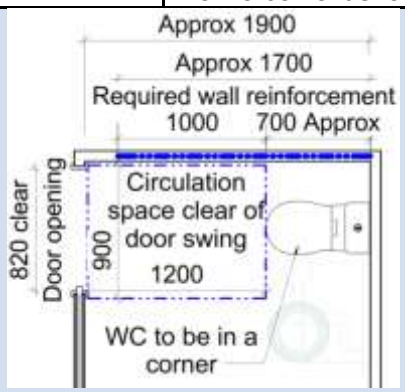
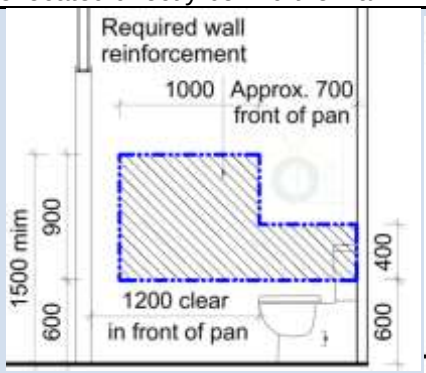
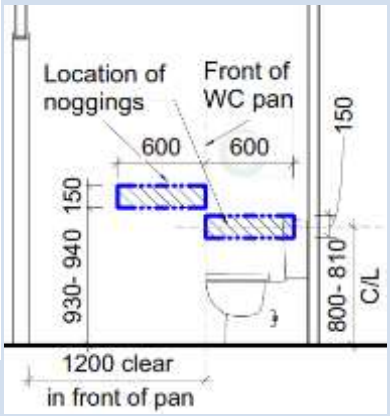
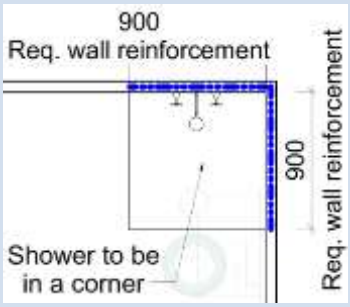
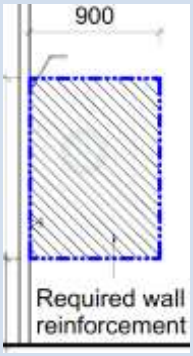
5 **Shower**	(a) One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. (b) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	Complies
	For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6	
6 **Reinforcement of bathroom & toilet walls**	(a) Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.	Complies
	(b), (c) and (d) the walls around toilet, bath and shower to be via: (i) Noggins with a thickness of at least 25mm (ii) Sheeting with a thickness of at least 12mm Refer to diagrams provided in the Livable Housing Guideline document. Reinforcement should be located directly behind the wall lining	Complies Builder to ensure compliance.

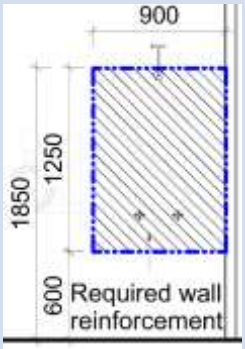


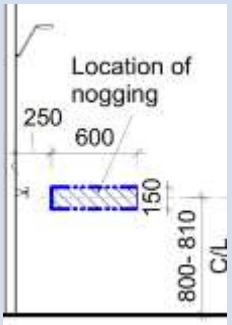


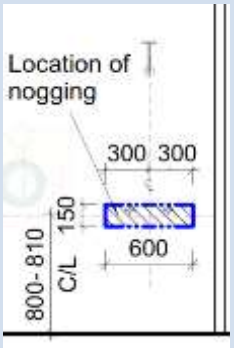












7 **Internal Stairways**	Stairways in dwellings must feature: (i) a continuous handrail on one side of the stairway where there is a rise of more than 1m.	Complies Builder to ensure compliance. .

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Design Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal will achieve compliance with the stated Design Standards. Where there is insufficient information provided on the drawings, compliance is assumed to be achieved.

Signature:					
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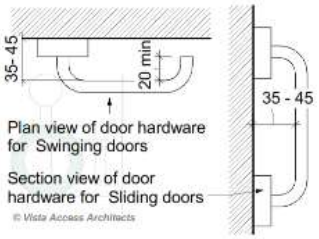
Appendix

Information Sheet 1

Walkways, Doorways , Switches and GPOs

Requirement	**Walkway / Pedestrian access requirements as per AS1428** • 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). • 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 600 mm unless one of the following is provided: kerb, kerb rail and handrail or wall of minimum 450mm height.
Requirement	**Doorway requirements** • All 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.
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 • For doors where a door closer is fitted, (excluding fire door) 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   
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. The painting schedule of walls/doors and door frames are to consider the above requirements when colours are selected. Generally a light colour door with a dark colour frame will satisfy requirements.

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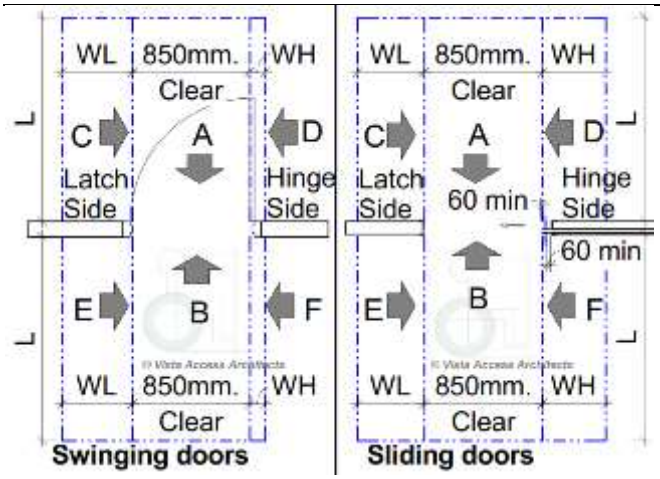
Switches, Controls and Lighting requirements

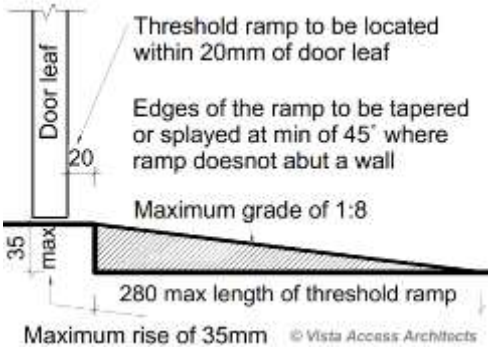
All switches and controls (including controls for intercom facilities and external lift control buttons) on an accessible path of travel, other than GPOs (general purpose outlets), to be located between 900-1100mm above FFL and not less than 500mm from internal corners except where on the architrave on the latch side.

In Accessible SOUs and Accessible sanitary facilities;

- Rocker action / toggle switches to be provided in with a min size of 30mm x30mm
- 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

Door Circulation Spaces and Glazing requirements





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.

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.

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Information Sheet 2

Ramps – Gradient 1:14 to 1:20

Requirement	**Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1 including;** • Maximum gradient of 1:14 with 1.2M landings at top and bottom and at every 9M • At 90˚ turns a landing of 1.5x1.5M is required. 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 doors are provided on ramp landings, 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 them and located between 865-1000mm above FFL (finished floor level) with no vertical sections. • Diameter of handrails to be between 30-50mm (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 an intermediate landing • Kerbs / kerb rail to be provided on both sides, either minimum 65mm or 150mm above FFL and height not between 75-150mm above FFL with no gaps over 20mm within the same range • Slip resistance of ramps and associated landings to comply with BCA Table D2.14 when tested in accordance with AS4586. For 1:14 ramps, slip resistance of R11 / P4 should be provided (requirement under D2.10).

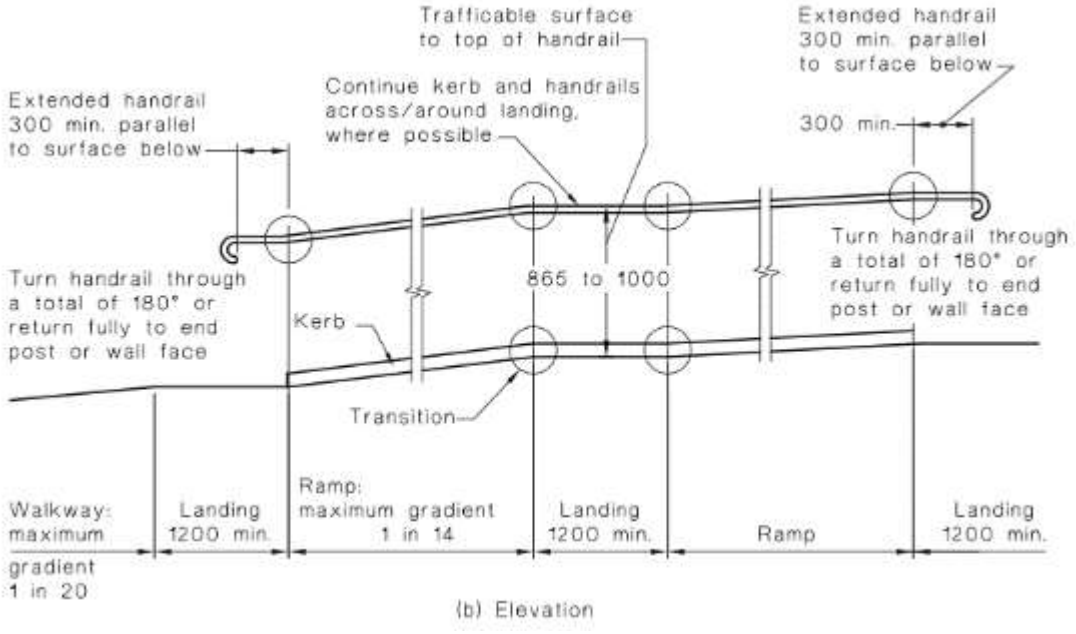

Figure 14 AS1428.1-2009
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Information Sheet 5

Stairways

Requirement	Every **Stairway** (excluding fire-isolated stairway) is to be compliant with AS1428.1 including; • Stairs to have opaque risers with nosing to have a sharp intersection, or rounded or chamfered to 5mm • Each tread to have a nosing strip between 50-75mm for the full width of the stair, which can be setback for a maximum of 15mm from the front of the nosing. This strip is to have a minimum luminance contrast of 30% to the background and to comply with any change in level requirements if attached on the treads • Handrails to be provided on both sides with 1M clearance between them and located between 865-1000mm above FFL, with no vertical sections. Diameter of handrails to be between 30-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270˚ arc • Handrails to extend a minimum of 300mm horizontally past the nosing on the top riser. At the bottom of the stairs the handrail is to extend at least one tread depth parallel to the line of the nosing, plus a minimum of 300mm horizontally from the last riser • Slip resistance to also comply with BCA Table D2.14 when tested in accordance with AS4586. For treads and landings, slip resistance of R11 / P4 and for nosing strips slip resistance of P4 should be provided (requirement under D2.13 and D2.14). • Where doors are provided on landings, the landing size would also have to comply with the door circulation space requirements
	Every **Fire-isolated Stairway** is to be compliant with AS1428.1 only in the following aspects; • Each tread to have a nosing strip between 50-75mm for the full width of the stair, which can be setback for a maximum of 15mm from the front of the nosing. This strip is to have a minimum luminance contrast of 30% to the background and to comply with any change in level requirements if attached on the treads. • Handrails to be provided only on one side of the staircase (requirement under D2.17) and located between 865-1000mm above FFL with no vertical sections. Diameter of handrails to be between 30-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270˚ arc Slip resistance to also comply with BCA Table D2.14 when tested in accordance with AS4586. For treads and landings, slip resistance of P4 / R11 and for nosing strips slip resistance of P4 should be provided (requirement under D2.13 and D2.14).
	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

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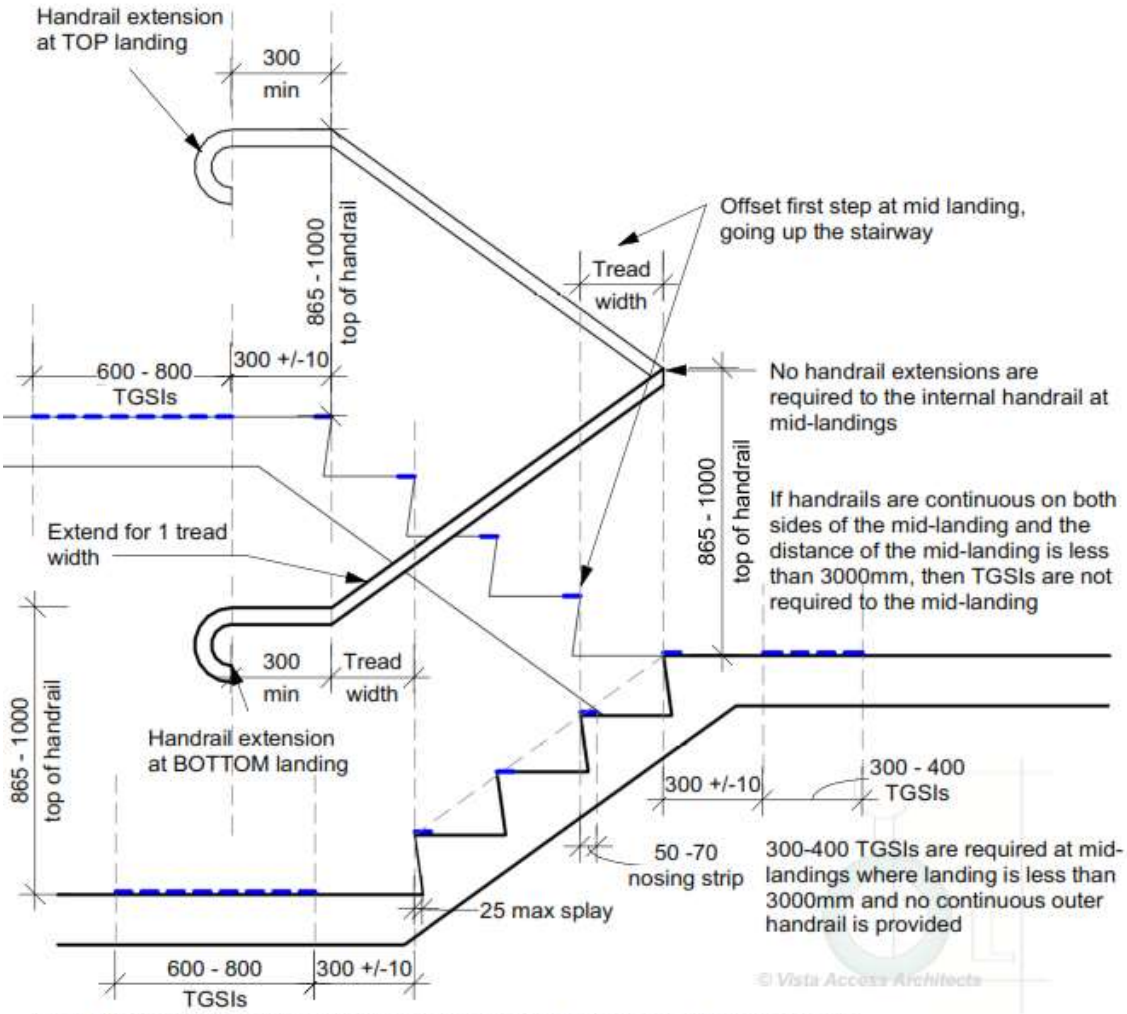
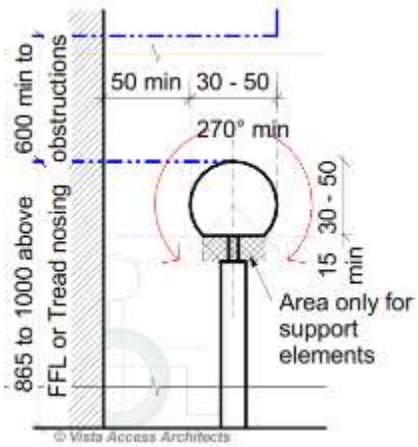


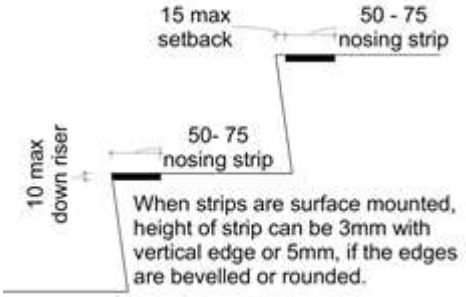
600-800 TGSIs are required where the distance of the landing is 3000mm or more.
For landings less than 3000mm, reduce the width of TGSIs to 300-400

Grabrail requirements for both stairways and ramps



Nosing strip requirements

Nosing strip between 50mm-75mm for the full width of the stair with min Luminance Contrast of 30% to the background and Slip resistance of P3 (when dry) / P4 (when wet) as per AS4586



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Information Sheet 6

Luminance Contrast to TGSIs, Stair Nosings and Glazing

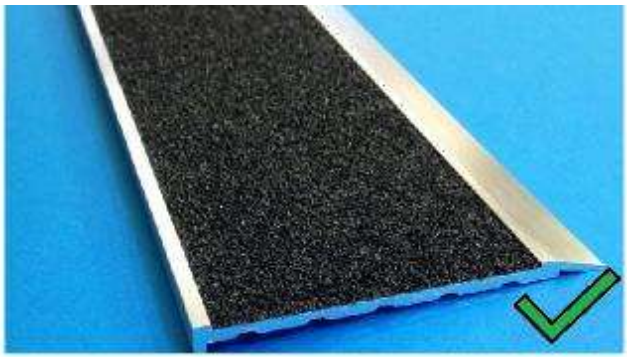
Requirement	**Tactile Ground Surface Indicators (TGSIs) are required:** • At top and bottom landings of stairways and 1:14 ramps, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard • At mid landings of stairway and 1:14 ramp, 300-400mm depth or min 6 discrete cones are required only where handrails are not continuous or landing is more than 3M • Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard. • Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard Luminance Contrast requirements differ for the types of TGSI used Tile Type – 30% Luminance Contrast Discrete Type – 45% Luminance Contrast Discrete Type with insert – 60% Luminace Contast (to insert)

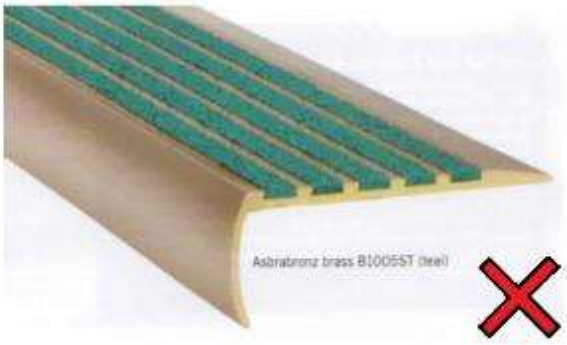
Tile Type - 30% Luminance Contrast

Discrete Type - 45% Luminace Contrast

Discrete Insert Type - 60% Luminace Contrast

Requirement	**AS 1428.1 requires the stair nosing to be:** • A 50-75mm wide solid strip • Be setback from the nosing no more than 15mm • Turn down the riser no more than 10mm • Have a 30% luminance contrast with the tread





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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 as per requirements of AS1428.1 • Applies to full length glazing used in common use areas such as lift lobbies, common passageways and in all commercial use areas • The strip must achieve 30% luminance contrast with the floor surface on each side and must be a solid, not transluscent strip with no other graphical representation or cutout, min 75mm wide and the lower edge 900-1000mm above the floor surface

Note: Luminance Contrast differs from Colour Contrast
eg. Red and Green provide a colour contrast but provide a similar luminance contrast and would not comply

We can offer Luminance Contrast testing prior to the selection of materials if required

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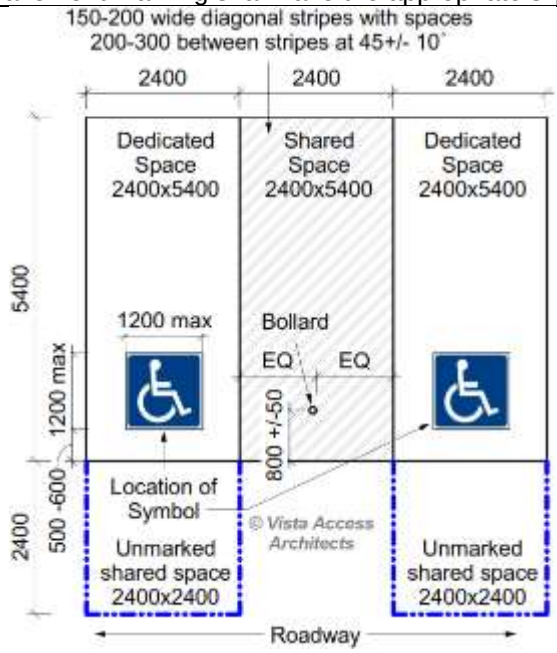
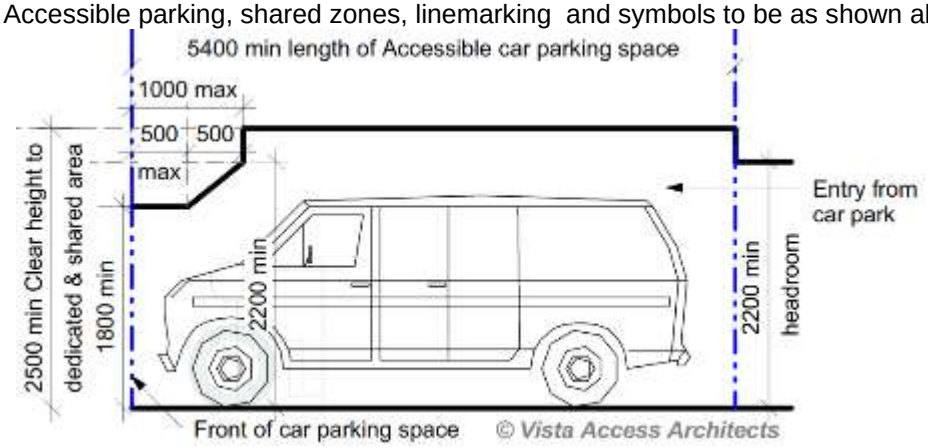
Information Sheet 7

Accessible Parking

Requirement	**Parking requirements of AS2890.6** • 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 (not required where driveways are used as shared spaces) • Pavement marking in dedicated space by means of access symbol between 800-1000mm high placed on a blue rectangle of maximum 1200mm and between 500-600mm from its entry point **(not required for Class 2 buildings where the space has been 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 200-300mm spaces (not required where driveways are used as shared spaces) **Note:** The pavement marking shall have the appropriate slip resistance for the location.



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



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.

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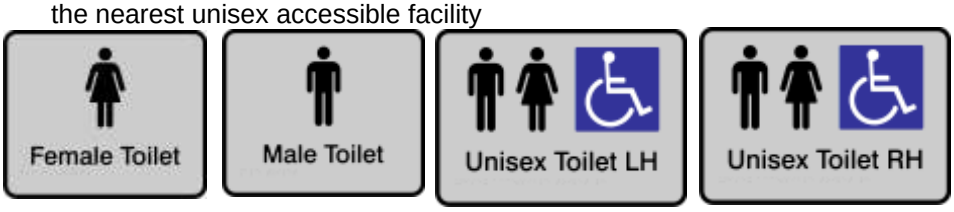
Information Sheet 8

Signage

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) • Locate 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. Height between 1200-1600mm above FFL • Where a bank of toilets is not provided with a unisex accessible facility then a direction sign with international symbol of access is required to direct a person to the nearest unisex accessible facility  Braille and Tactile signage is also required immediately outside an airlock or doorway that leads to separate male, female and accessible toilets
Requirement	**Braille and Tactile signage is required to identify Ambulant Sanitary facilities** Place sign on door itself. 
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, area covered and location of receiver if used.
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
Requirement	 **Signage is required to a non-accessible pedestrian entrance** Where pedestrian access is not accessible, a directions sign as per AS1428.1 is required to be provided to direct to the nearest accessible pedestrian entry. *Arrow direction on this signage is indicative only and the direction of the arrow will be based on the location of the accessible entry*

All signage is required to be as per **Specification D3.6 Braille and Tactile Signs**

- Sign to have rounded edges with the tactile characters to be as specified in D3.6
- 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 5 mm 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.

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Information Sheet 9

Accessible sanitary facilities

Requirement	**Accessible unisex toilet are to be designed in accordance with AS1428.1** • 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 150-20mm 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 • 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.

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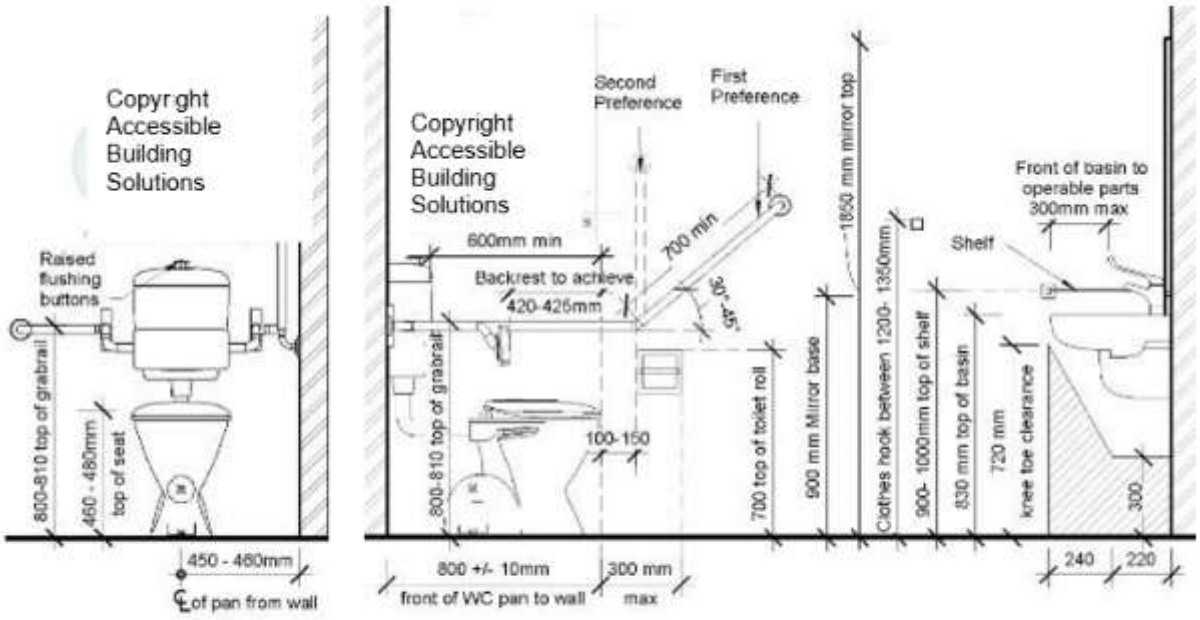

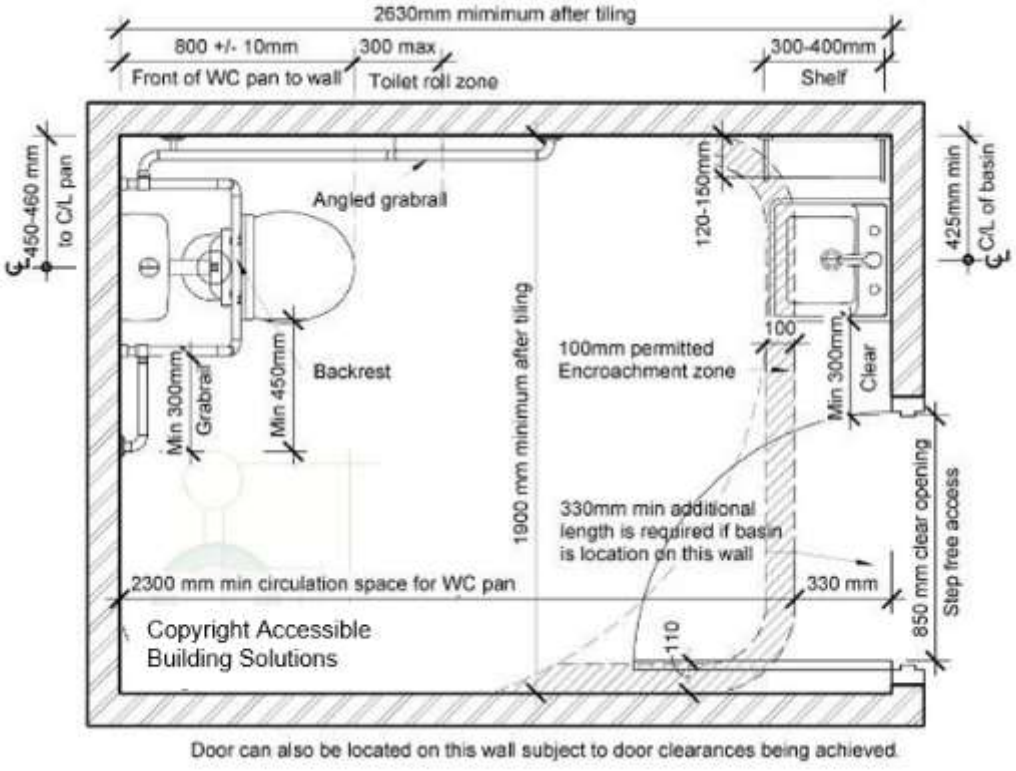

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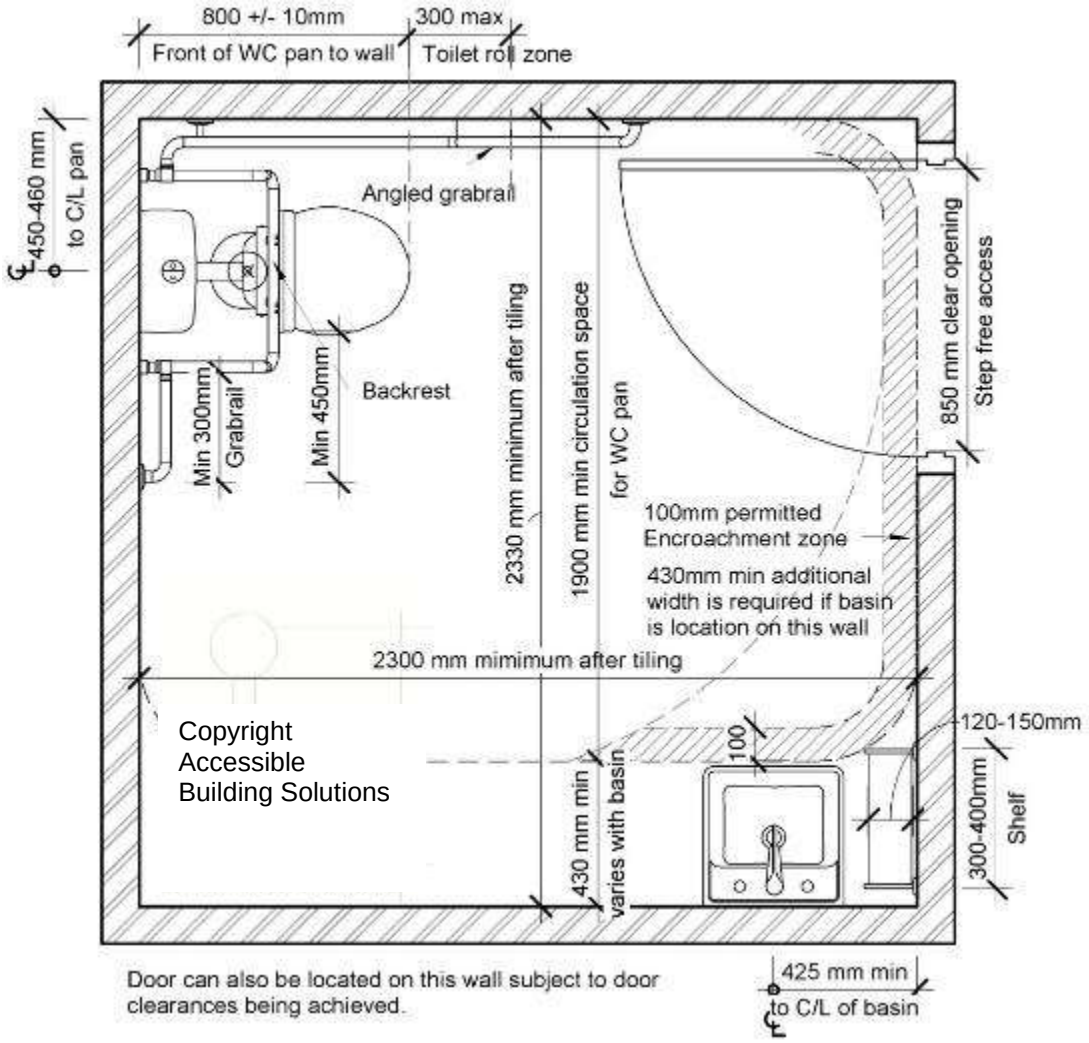

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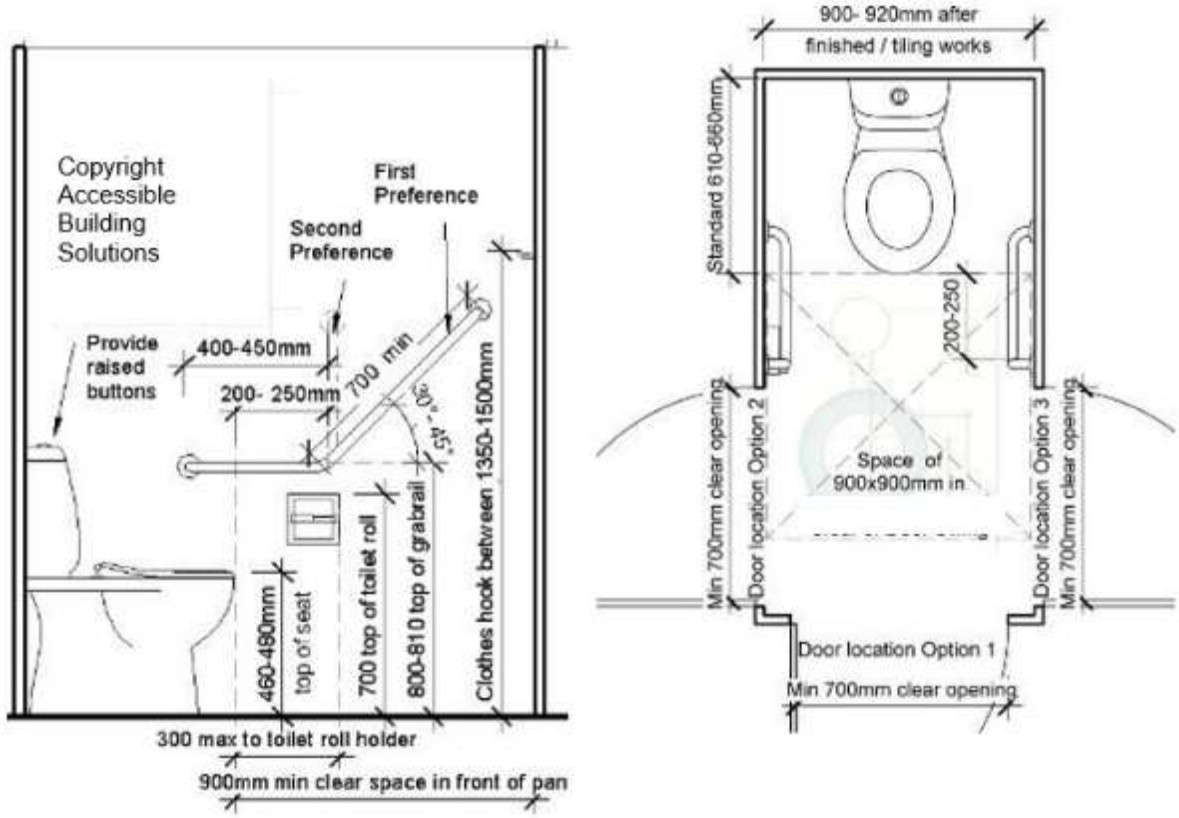
Information Sheet 10

Ambulant use sanitary facilities

Requirement	**Ambulant use toilets are to be designed in accordance with AS1428.1.** • 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˚). Inclined rather than vertical rail preferred. Horizontal component to be 800- 810mm above FFL. Fastenings and construction of grabrails to be capable to withstand 1100N of force • Flushing control to be proud of surface. • Coat hook at height of 1350-1500mm above FFL



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.

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Information Sheet 11

Size of an Accessible Toilet

The size of an accessible toilet is determined by :

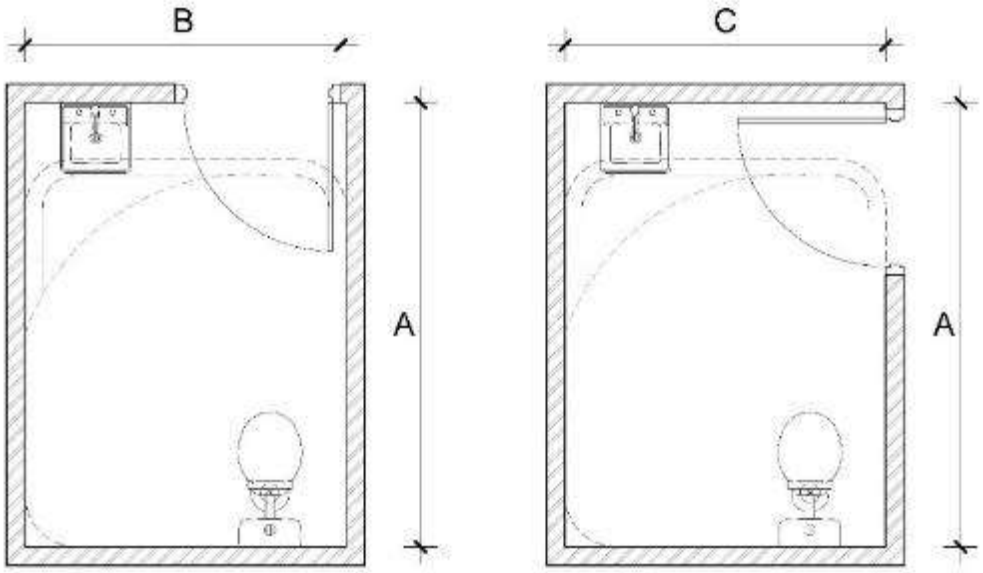
1. The circulation space required by AS 1428.1 for the fittings
2. The door location
3. The basin size.

The following indicates the minimum size possible with various basin types and door locations.

Minimum Size For Sanitary Compartment Part 1.

Clear Dimensions

Basin Used (Caroma)	**A**	**B**	**C**
Liano	2600	1965	1995
Cube Extension *	2595	1905	1900
Cube	2610	1905	1900
Carboni II	2615	1955	1900
Concorde	2570	1995	1900
Integra	2630	1995	1900
Caravelle	2635	2015	1925
Opal 510	2650	2000	1900
Opal 720 *	2650	2040	1925
Opal Sole	2760	2025	1925
Fawn	2555	1965	1900
Flora	2600	1995	1900
*Shelf side located in corner			



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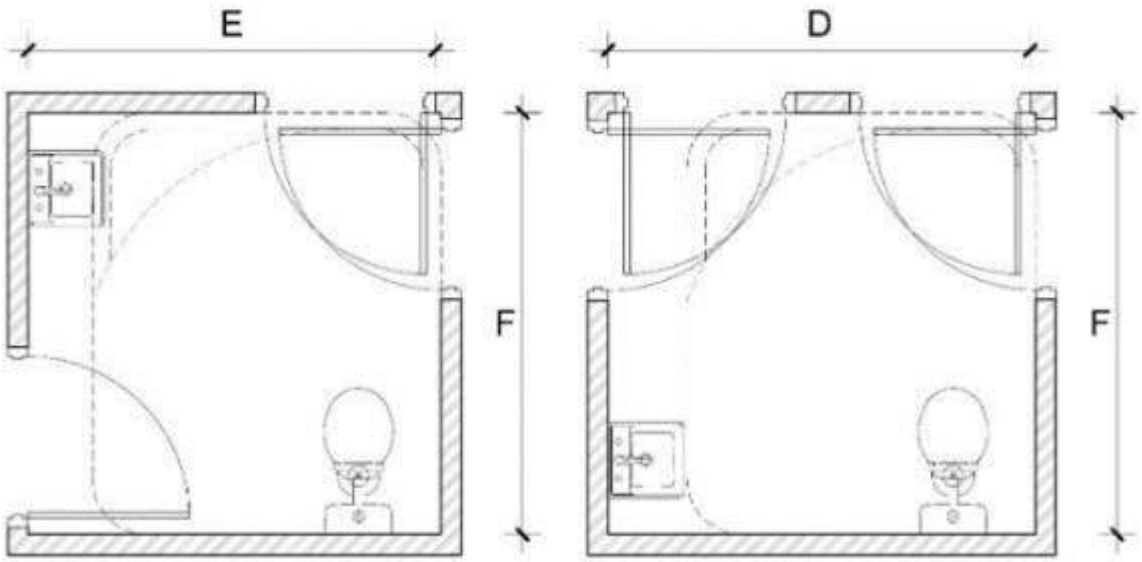
Minimum Size For Sanitary Compartment Part 2

	Clear Dimensions		
Basin Used (Caroma)	**C**	**D**	**E**
Liano	2300	2300	2200
Cube Extension	2300	2295	2195
Cube	2300	2310	2210
Carboni II	2300	2315	2215
Concorde	2300	2270	2170
Integra	2300	2330	2230
Caravelle	2300	2335	2235
Opal 510	2300	2350	2250
Opal 720	2300	2350	2250
Opal Sole	2300	2460	2360
Fawn	2300	2255	2155
Flora	2300	2300	2200



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Statement of experience

Michael Moutrie Director, Accessible Building Solutions

Qualifications:

- ACAA Accredited Access Consultant No 581
- Certificate IV in Access Consulting
- Registered Assessor of Livable Housing Australia (License no 20265)
- Registered Changing Places assessor (No 021)
- Completed SDA Assessor training
- OH&S Induction Training Certificate

Michael is a member of Camden Council's Access Committee

Michael started working in Access in 2015 and became a director of Accessible Building Solutions in 2018. Combining his background in fitness and travel, Michael has an interest in the application of accessibility to recreational activities and has been involved with the access award winning Wet'n' Wild Sydney, Jamberoo Action Park and numerous Leisure Centres.

Michael is experienced in the following areas:

- Building audits
- Access Reports for DA & CC
- Livable Housing assessment
- Changing Places assessment
- Expert witness in the Land & Environment Court of NSW

Michael maintains a high level of continuing professional education and has published articles in the ACAA Insight magazine.

Howard Moutrie Consultant

Qualifications:

- B. Arch (Hons) Registered Architect ARB Reg. No 4550
- ACAA Accredited Access Consultant Reg. No. 177
- Registered Assessor of Livable Housing Australia (License no 10054)
- Registered Changing Places assessor (No 007)

Howard has been or is a member of the following:
Standards Australia ME/64 Committee (Access Standards)
Sutherland Council Design Review Panel & Access Committee
City of Sydney Access Panel 2010
Building Professionals Board Access Advisory Panel
ACAA Management Committee

Howard Moutrie is an experienced access consultant with over 15 years experience. Howard has contributed for over 10 years on the Standards Australia Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard has acted as an expert witness in the Land & Environment Court.

Howard has presented at numerous seminars and training sessions including ACAA National Conference, ACAA State Network Seminars, RAIA Network Seminars, Building Designers Association Seminars.

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