

Principal Author: Michael Moutrie
Reviewed: Howard Moutrie

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

**Proposed Mixed Use
Development**

1 Bilambee Ave Bilgola Plateau

Accessible Building Solutions

124 Upper Washington Drive
Bonnet Bay NSW 2226

P (office) 0415 255 163
P (Howard) 0414 876 539
P (Michael) 0450 334 995
E michael@absaccess.com.au

Report

Report Type: Statement of Compliance - BCA Access Provisions
Development: 1 Bilambee Ave Bilgola Plateau

Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Benson McCormack Architecture:

DA 0100	Basement 2 Plan
DA 0101	Basement 1 Plan
DA 0102	Ground Floor Plan
DA 0103	Level 1 Plan
DA 0104	Level 2 Plan

Limitations and Copyright information:

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

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

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

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

ABS gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We are not to be held responsible if LHA comes to a different conclusion about compliance with the Livable Housing Guidelines. At this point of time only LHA is able to confirm whether a project has met all the requirements needed to be awarded a particular Quality Mark.

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

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

Assessment:

Assessment Criteria DA

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

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. Where this report lists "capable of compliance" it means that there is nothing to stop full compliance as long as fittings and finishes are completed to the relevant standard

Compliance is required with the following:

- The Access Provisions of the BCA 2019
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- AS4299 Adaptable Housing
- SEPP 65 – Part 4Q
- Council's DCP relating to Access for People with a Disability

Assessment

The building work comprises of basement carparking with ground floor retail and residential units above

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)

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

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

<i>Requirement</i>	Class 2
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided from the main pedestrian entry to the entry doors of all SOUs on all levels by means of a lift. Access has been provided to communal open space on Ground Level. Details to be verified at CC stage of works.
<i>Requirement</i>	Class 5, 6, 7b, 8, 9a, 9b- Schools and early childhood centres
<i>Compliance</i>	Complies.
<i>Comments</i>	Details to be verified at CC stage of works.
<i>Requirement</i>	Class 7a
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided to the basement level containing the accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
<i>Requirement</i>	<u>In areas required to be accessible, the following is to be provided:</u>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.

	BCA Part D3.2 Access to buildings
<i>Requirement</i>	Accessway is required from; <ul style="list-style-type: none"> • 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 • Accessible car parking spaces
<i>Compliance</i>	Complies.
<i>Comments</i>	Level access has been provided from the main pedestrian entry at the site boundary. Access has been provided from accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
<i>Requirement</i>	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.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Each entry has been designed to be accessible. Details to be verified at CC stage of works.
<i>Requirement</i>	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).
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	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. 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
<i>Requirement</i>	Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the ramp will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every Walkway to be compliant with AS1428.1
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works. Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.

<i>Requirement</i>	Step / Kerb ramp if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the ramp will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every 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 D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	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 D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	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.
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
<i>Requirement</i>	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).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Details to be verified at CC stage of works.
<i>Requirement</i>	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 200m ² .
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	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.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Only applies to carpets provided in the common use areas and commercial use areas. Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.

	BCA Part D3.4 Exemption
<i>Requirement</i>	Access is not required to be provided in the following areas : <ul style="list-style-type: none"> • where access would be inappropriate because of the use of the area • where area would pose a health and safety risk • any path which exclusively provides access to an exempted area
<i>Compliance</i>	For information only.
<i>Comments</i>	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.
	BCA Part D3.5 Accessible Carparking
<i>Requirement</i>	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.
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.
<i>Compliance</i>	Complies.
<i>Comments</i>	Note: the pavement marking shall have the appropriate slip resistance for the location. The wheelchair symbol is not required to be marked for the adaptable unit parking spaces.
<i>Requirement</i>	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.
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	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
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	Class 5, 7, 8 or 9c <ul style="list-style-type: none"> - 1 space per 100 carparking spaces Class 6 <ul style="list-style-type: none"> - 1 space per 50 carparking spaces (up to 1000 spaces) and additional 1 space per additional 100 spaces provided
<i>Compliance</i>	Complies.
<i>Comments</i>	Total number of spaces provided = 9 Total number of Accessible car parking spaces required= 1 Total number of Accessible car parking spaces provided= 2 Car parking spaces are to comply with the requirements of AS2890.6. This is to be verified at the CC stage of works.

BCA Part D3.6 Signage

Requirement Braille and Tactile signage is required to identify Accessible Sanitary facilities, Fire Exits and the location of accessible entrances and toilets

Compliance Capable of compliance.

Comments Verify at CC.

BCA Part D3.8 Tactile indicators (TGSIs)

Requirement TGSIs are required when approaching;

- Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building
- Escalators / passenger conveyor / moving walk
- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps)
- Under an overhead obstruction of <2M if no barrier is provided
- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location)

Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.

Compliance Capable of compliance.

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

- 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

Details to be verified at CC stage of works.

BCA Part D3.11 Limitations on Ramps

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

Compliance Complies

Comments The series of connecting ramps do not exceed a vertical height of 3.6M
Details to be verified at CC stage of works.

	BCA Part D3.12 Glazing on Accessways
<i>Requirement</i>	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
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Applies to full length glazing used in common use areas such as lift lobbies and common passageways and in all commercial use areas. Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and these selection details are to be verified at CC stage of works.

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

<i>Requirement</i>	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 If no lift is required to be provided to a level, then accessible facility is not required on that level.
<i>Compliance</i>	Complies.
<i>Comments</i>	Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.
<i>Requirement</i>	Accessible unisex toilets are to be designed in accordance with AS1428.1
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	The width and length requirements depend on selected fixtures. Minimum size of an accessible toilet is required to be 1.9M x 2.7M after tiling works. To be verified at CC stage of works.
<i>Requirement</i>	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.
<i>Compliance</i>	N/A.
<i>Comments</i>	No sanitary facilities in addition to the accessible toilet have been provided in the development.

<i>Requirement</i>	BCA F2.4(a) Accessible unisex sanitary compartments Class 2
<i>Compliance</i>	At least 1 when sanitary compartments are provided in common areas.
<i>Comments</i>	N/A No common use sanitary facilities have been proposed in the development.

<i>Requirement</i>	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
<i>Compliance</i>	Complies.
<i>Comments</i>	To be verified at CC stage of works.

BCA F2.9 Accessible Adult Change Facilities

<i>Requirement</i>	Class 6 Where the building is a shopping centre having a design occupancy of not less than 3,500 people (approx. 10,500 sqm at ground level or 17,500 sqm above ground.) and containing a minimum of 2 sole occupancy units
<i>Compliance</i>	N/A
<i>Comments</i>	No accessible adult change facilities are required in the development.

BCA Part E Lift Installations

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

DCP Requirements

Livable Housing

Two livable units are required by the Council's DCP. The units designated as adaptable are units numbers 201 & 203. Compliance can be shown in the table below

SEPP 65 – Part 4Q1

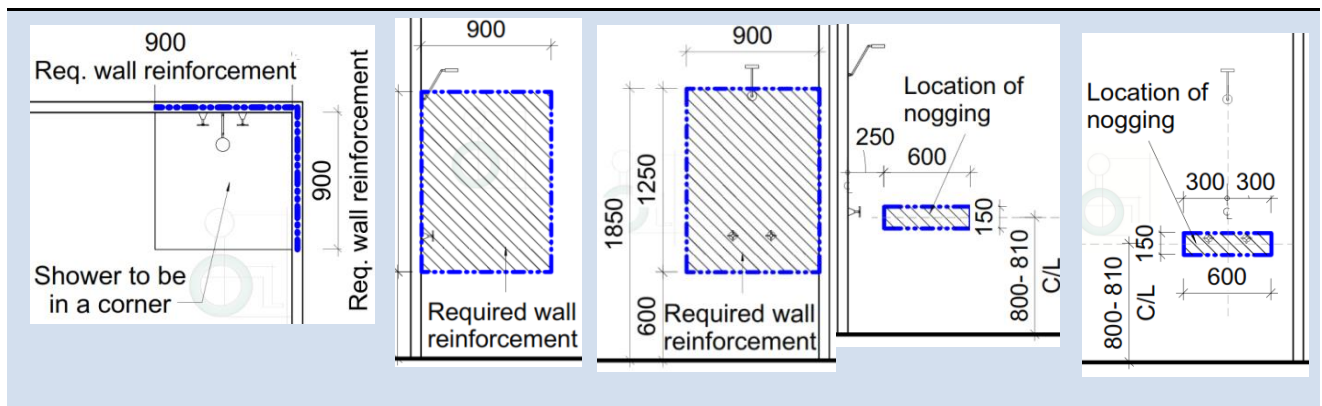
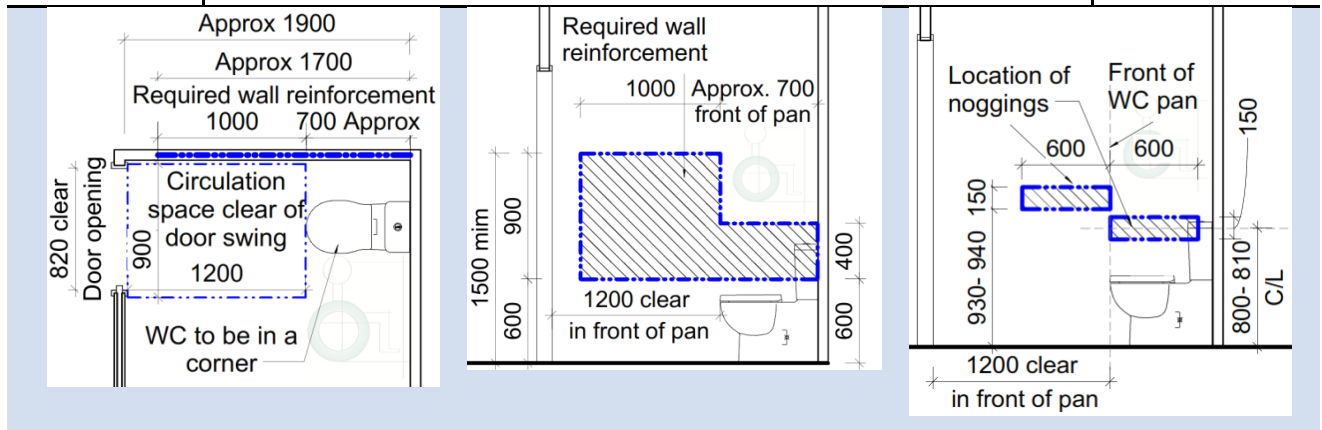
Compliance assessment with Objective 4Q1 that requires 20% of the units to incorporate the features of the **Livable Housing Guidelines Silver level**.

Total number of residential units in the development = 20% of 8 = 2 = **2** required Livable units.

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.	Complies. Verify at CC
	(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.	
	(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. Verify at CC
	(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	Capable of compliance. Verify at CC
	(b) Level landing of 1200x1200mm at step-free entrance door on the arrival / external side of the entrance door.	Complies Verify at CC
	(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	Capable of compliance. Verify at CC
	(b) Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)	Capable of compliance. Verify at CC

<p>4 Toilet</p>	<p>(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</p>	<p>Complies. Verify at CC</p>
<p>5 Shower</p>	<p>(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.</p>	<p>Capable of compliance. Verify at CC</p>
	<p>For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6</p>	
<p>6 Reinforcement of bathroom & toilet walls</p>	<p>(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.</p>	<p>Capable of compliance. Verify at CC</p>
	<p>(b), (c) and (d) the walls around toilet, bath and shower to be via: (i) Noggings 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.</p>	<p>Capable of compliance. Verify at CC</p>



<p>7 Internal Stairways</p>	<p>Stairways in dwellings must feature: (i) a continuous handrail on one side of the stairway where there is a rise of more than 1m. a minimum clear width of 1000mm</p>	<p>N/A No internal stairway in units.</p>
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Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA, the livable housing guidelines and SEPP.



Michael Moutrie

ACAA Accredited Access Consultant No 581

Statement of experience

Howard Moutrie



Qualifications:

- B. Arch (Hons) Registered Architect ARB Reg. No 4550
- ACAA Accredited Access Consultant Reg. No. 177
- OHS Induction Training,
- OHS – Monitoring a Safe Workplace
- 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
 Sutherland Council Access Committee
 City of Sydney Access Panel 2010
 Building Professionals Board Access Advisory Panel
 ACAA Management Committee
 ACAA NSW Network of Access Consultants Management Committee

Howard Moutrie is an architect with over 30 years of experience and is an experienced practicing access consultant with over 15 years experience. Howard has contributed for over 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard has acted as an expert witness in the Land & Environment Court.

Howard maintains a high level of continuing education programs and has presented at numerous seminars and training sessions including ACAA National Conference, ACAA State Network Seminars, RAlA Network Seminars, Building Designers Association Seminars.

Michael Moutrie



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)
- Accredited SDA Assessor (No 045)
- OH&S Induction Training Certificate

Michael is a member of Camden Council's Access Committee

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. He has also reviewed the accessibility of popular tourist areas around the world.

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