

Report Type: DA Access Report
Reference Number: 19142
Client: Morson Group
Site Address: 22 Victoria Parade, Manly, NSW



ACCESS REPORT

Vista Access Architects



Company Details

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

Postal Address

POBox 353
Kingswood
NSW 2747

Contact details

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

Project Summary:

This Access Compliance Report is to accompany a Development Application for the development proposed at 22 Victoria Parade, Manly, NSW.

This development proposes a New Building with a total of 49 Residential units and 1 Commercial/retail use unit for a Hotel facility. The development is within Northern Beaches Council LGA. A total of 02 Accessible parking spaces have been provided in the development.

The development has building classification as detailed below;

- Class 3 (residential boarding house, hostel accommodation or similar)
- Class 6 (shops, sale of goods and services by retail)
- Class 7a (car park)
- Class 10b (swimming pools)

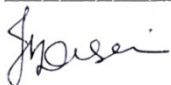
This Access report is based on the relevant components of;

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

The assessment of the proposed development has been undertaken to the extent necessary to issue DA (Development application) consent under the Environmental Planning and Assessment Act. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.

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

ASSESSED BY



Jenny Desai

ACAA Associate Access Consultant
ACAA Membership number 572

PEER REVIEWED BY



Farah Madon

Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 281
LHA Assessor Licence number 10032

Vista Access Architects Pty. Ltd.

Relevant dates:

Fee proposal, number FP-9276 dated 03-07-2019. Fee proposal was accepted by Client on 04-07-2019.

Assessed Drawings:

The following drawings by Morson Group Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
DA06	P1	14-10-2019	Basement Level
DA07	P1	14-10-2019	Ground Level
DA08	P1	14-10-2019	Level 1
DA09	P1	14-10-2019	Level 2
DA10	P1	14-10-2019	Level 3
DA11	P1	14-10-2019	Level 4

Document Issue:

Issue	Date	Details
Draft 1	23-10-2019	Issued for Architect's review
A	31-10-2019	Issued for DA

Limitations and Copyright information:

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

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

Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder is to allow for construction tolerances. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

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

This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We will use our best judgement in regards to the LHA assessments. However, we are not to be held responsible if another licenced LHA assessor comes to a different conclusion about compliance, certification or allocation of a particular Quality mark to us as a number of items are subject to interpretation.

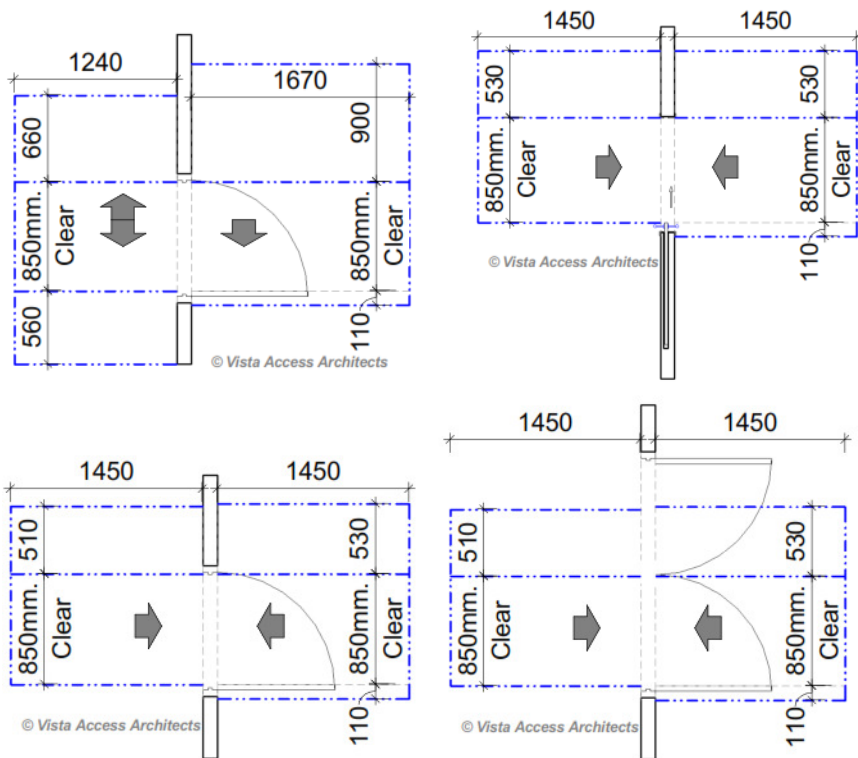
We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full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

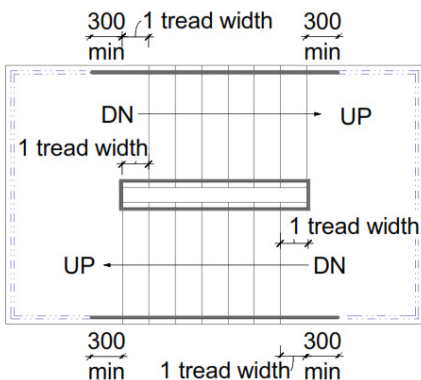
A report issued for DA (development application) is not suitable for use for CC (construction certificate) application.

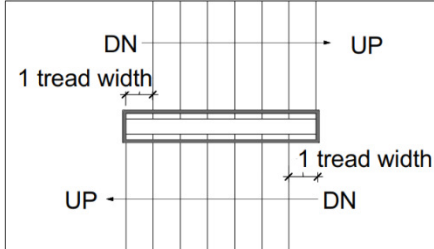
Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

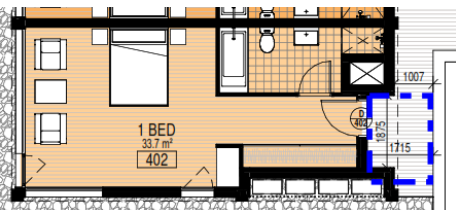
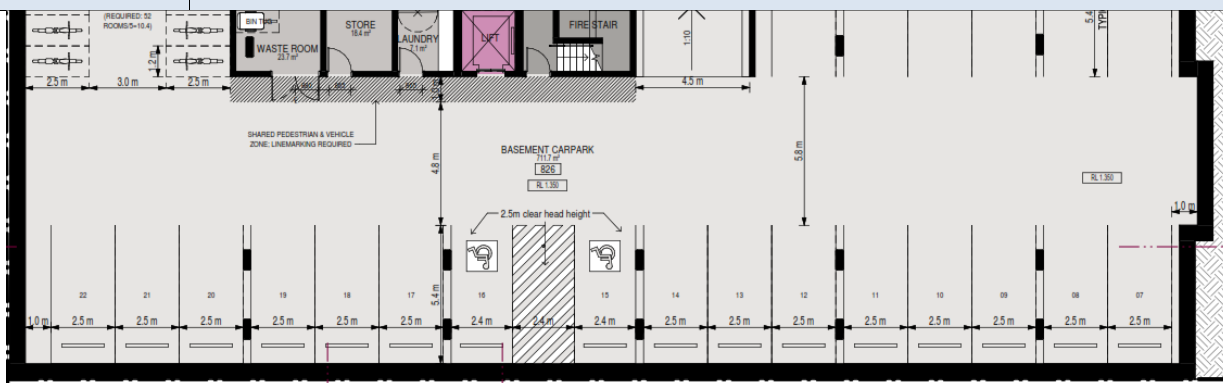
BCA Part D3 Access for People with a Disability




	BCA D3.1 General building Access requirements SOU refers to a Sole Occupancy Unit																		
Requirement	Class 3 Access is required: <ul style="list-style-type: none"> - From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of doors of each SOU on that level. - To and within 1 of each type of room or space in common use. - Where floor is accessed by an AS1428.1 ramp or lift, access is required to the entry doorway of each SOU on that level and to and within all common use areas on that level. Accessible SOU requirements <ul style="list-style-type: none"> - Not more than 2 Accessible SOUs to be located adjacent to each other. - Accessible SOUs to represent a range of available rooms. <table border="1"> <thead> <tr> <th>Total number of SOUs</th><th>Accessible SOUs required</th></tr> </thead> <tbody> <tr> <td>1 to 10 SOUs</td><td>1 accessible SOU</td></tr> <tr> <td>11 to 40 SOUs</td><td>2 accessible SOUs</td></tr> <tr> <td>41 to 60 SOUs</td><td>3 accessible SOUs</td></tr> <tr> <td>61 to 80 SOUs</td><td>4 accessible SOUs</td></tr> <tr> <td>81 to 100 SOUs</td><td>5 accessible SOUs</td></tr> <tr> <td>101 to 200 SOUs</td><td>5 accessible SOUs + 1 per 25 (in excess of 100)</td></tr> <tr> <td>201 to 500 SOUs</td><td>9 accessible SOUs + 1 per 30 (in excess of 200)</td></tr> <tr> <td>More than 500 SOUs</td><td>19 accessible SOUs + 1 per 50 (in excess of 500)</td></tr> </tbody> </table>	Total number of SOUs	Accessible SOUs required	1 to 10 SOUs	1 accessible SOU	11 to 40 SOUs	2 accessible SOUs	41 to 60 SOUs	3 accessible SOUs	61 to 80 SOUs	4 accessible SOUs	81 to 100 SOUs	5 accessible SOUs	101 to 200 SOUs	5 accessible SOUs + 1 per 25 (in excess of 100)	201 to 500 SOUs	9 accessible SOUs + 1 per 30 (in excess of 200)	More than 500 SOUs	19 accessible SOUs + 1 per 50 (in excess of 500)
Total number of SOUs	Accessible SOUs required																		
1 to 10 SOUs	1 accessible SOU																		
11 to 40 SOUs	2 accessible SOUs																		
41 to 60 SOUs	3 accessible SOUs																		
61 to 80 SOUs	4 accessible SOUs																		
81 to 100 SOUs	5 accessible SOUs																		
101 to 200 SOUs	5 accessible SOUs + 1 per 25 (in excess of 100)																		
201 to 500 SOUs	9 accessible SOUs + 1 per 30 (in excess of 200)																		
More than 500 SOUs	19 accessible SOUs + 1 per 50 (in excess of 500)																		
Compliance Comments	Complies. <ul style="list-style-type: none"> - The development has a total of 49 SOUs and therefore 03 accessible SOUs have been provided, representing the range of available rooms with no more than 2 Accessible SOUs adjacent to each other. - Accessible SOU numbers are 001, 002 and 003. - SOU 001 have been provided with RH transfer toilet and SOUs 002 & 003 have been provided with LH transfer toilets to satisfy the requirement of range of available rooms. - Access has been provided from the main pedestrian entry doorway to the entry doors of all SOUs on all levels by means of accessible pathways and lifts. - Where common use areas are on a floor that is accessible by means of a ramp or lift (Level 04 in this case), access has been provided to the same. - Access has been provided to common use garbage storage rooms and common Laundry on Basement level. Details to be verified at CC stage of works.																		
Requirement	Class 6 <ul style="list-style-type: none"> - To and within all areas that are normally used by the occupants. 																		
Compliance Comments	Complies. Access has been provided to and within all areas required to be accessible. Details to be verified at CC stage of works.																		
Requirement	Class 7a- Covered car park. <ul style="list-style-type: none"> - To and within any level containing accessible carparking spaces. 																		
Compliance Comments	Complies. Access has been provided to Basement level containing Accessible carparking spaces. Details to be verified at CC stage of works.																		
Requirement	Class 10b <ul style="list-style-type: none"> - Swimming pool with perimeter more than 40M associated with Class 1b, 2, 3, 5, 6, 7, 8 or 9 that is required to be accessible, but not swimming pools for exclusive use of occupants of Class 1b or a SOU in Class 2 or 3 building. 																		
Compliance Comments	N/A Perimeter of the swimming pool/ spa is less than 40M.																		

	BCA Part D3.2 Access to buildings
Requirement	Accessway is required from; <ul style="list-style-type: none"> - Main pedestrian entry at the site boundary for new buildings. - Any other accessible building connected by a pedestrian link. - Accessible car parking spaces.
Compliance Comments	Complies. <ul style="list-style-type: none"> - 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 lifts. Details to be verified at CC stage of works.
Requirement	External Walkway / Pedestrian Access- to be as per requirements of AS1428-2009.
Compliance Comments	Capable of compliance. <ul style="list-style-type: none"> - Details to be verified at CC stage of works.
Requirement	Accessway is required through: <ul style="list-style-type: none"> - Main entry; and - Not less than 50% of all pedestrian entrances; and - In building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
Compliance Comments	Complies <ul style="list-style-type: none"> - Details to be verified at CC stage of works.
Requirement	Where accessible pedestrian entry has Multiple doorways: <ul style="list-style-type: none"> - At least 1 to be accessible if 3 provided - At least 50% to be accessible, if more than 3 provided - Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)
Compliance Comments	<p>Capable of compliance.</p> <p>In common use areas, all single hinged doors and in case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1-2009.</p>  <p>Note that the circulation spaces (other than doorway threshold ramp) to have a maximum floor grade of 1:40. Where there is a level difference at the door threshold, the maximum level difference can be 35mm if provided with a 1:8 doorway threshold ramp.</p> <p>This is achievable and the door selections are to be verified at CC stage of works.</p>

	BCA Part D3.3 Parts of buildings required to be accessible
Requirement	<p>Every Ramp with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009 (including but not limited to - maximum grade of 1:14 with appropriate landings at a maximum of 9M of a flight of ramp). - 1M clear width to be provided between handrails / kerb / kerbrails. - Handrails and kerbs to be provided on both sides with appropriate handrails extensions. - Slip resistance of ramp and landings to comply with BCA Table D2.14
Compliance Comments	<p>N/A</p> <p>No 1:14 ramps have been identified in the development.</p>
Requirement	<p>Step ramp if provided is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009 including max grade of 1:10, max height of 190mm, max length of 1.9M - Slip resistance of ramp and landings to comply with BCA Table D2.14.
Compliance Comments	<p>N/A</p> <p>No step ramps have been identified in the development.</p>
Requirement	<p>Kerb ramp if provided is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009 including max grade of 1:8, max height of 190mm, max length of 1.52M - Slip resistance of ramp and landings to comply with BCA Table D2.14.
Compliance Comments	<p>N/A</p> <p>No kerb ramps have been identified in the development.</p>
Requirement	<p>Every Stairway (excluding fire-isolated stairway) is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009 (including but not limited to opaque risers, handrails on both sides including appropriate handrail extensions between 1M clear width and compliant nosing strips). - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
Compliance Comments	<p>Capable of compliance.</p> <p>Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p> <div style="display: flex; align-items: flex-start;">  <div style="margin-left: 20px;"> <p>Note: In some cases, the stairway from the basement to the ground floor level is considered to be non-fire-isolated, in which case full compliance will be required as per AS1428.1-2009. Verify with the BCA consultant.</p> <p>Note: For stairways with 90° to 180° turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings OR provided with a 300mm handrail extension, so that no vertical sections are created in the handrails. This applies to both non- fire-isolated and fire-isolated stairways.</p> </div> </div>
Requirement	<p>Handrail cross-section – for stairways and ramps to comply with AS1428.1-2009.</p> <ul style="list-style-type: none"> - Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270° arc.
Compliance Comments	<p>Capable of compliance.</p> <p>Details to be verified at CC stage of works.</p>

Requirement	Every Fire-isolated Stairway is to be compliant with AS1428.1-2009 in the following aspects: <ul style="list-style-type: none">- Handrail on one side (requirement under D2.17) with 1M clear space. Handrail extensions are not required however since the handrails cannot have any vertical sections and since handrail is required to be at a consistent height throughout the stairway including at landings, it may be essential to either provide handrail extensions or offset first riser going up at mid landings to achieve this at 90° to 180° turns.- Nosing strips 50mm-75mm wide with minimum of 30% luminance contrast and- Slip resistance to comply with BCA Table D2.14.																			
Compliance Comments	<p>Capable of compliance.</p> <p>Detailed features of the fire-isolated stairways will be assessed with the requirements of AS1428.1 at the CC stage of works.</p> <p>Note: For stairways with 90° to 180° turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings OR provided with a 300mm handrail extension, so that no vertical sections are created in the handrails. This applies to both non-fire-isolated and fire-isolated stairways.</p> 																			
Requirement	<p>Slip resistance requirements as per BCA</p> <p>BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586:</p> <table><tr><th rowspan="2">Application</th><th colspan="2">Surface conditions</th></tr><tr><th>Dry</th><th>Wet</th></tr><tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr></table> <p>HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces</p>			Application	Surface conditions		Dry	Wet	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4
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																		
Compliance Comments	<p>Capable of compliance.</p> <p>For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586. Details to be provided at the CC stage of works.</p>																			
Requirement	Every Passenger lift is to comply with the requirements of BCA E3.6.																			
Compliance Comments	<p>This has been assessed further in the report in the Lifts section.</p> <p>Refer to Lifts section.</p>																			
Requirement	<p>Passing spaces requirement</p> <p>It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.</p>																			
Compliance Comments	<p>N/A</p> <p>There are no accessways over 20M lengths in the development where a direct line of sight is not available.</p>																			
Requirement	<p>Carpet specifications</p> <p>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.</p>																			
Compliance Comments	<p>Capable of compliance if carpets are provided in the common use areas, commercial use areas and accessible units.</p> <p>Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance. Details to be verified at CC stage of works.</p>																			

Requirement	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).
Compliance Comments	Capable of compliance.  - Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway. Provide outside room 402 - A space of 1540mmx2070mm is also required / provided in front of all passenger lift doors. Details to be verified at CC stage of works.
BCA Part D3.4 Exemption	
Requirement	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
Compliance Comments	For information only. Areas such as lift machine rooms, fire services room, commercial kitchens etc. in the development are exempted from providing access under this clause due to WHS concerns. Where a care taker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.
BCA Part D3.5 Accessible Carparking	
Requirement	Class 3 For Accessible parking requirements for boarding house, guest house, hostel etc. Multiply total number of carparking spaces provided by the % of <ul style="list-style-type: none"> - Accessible SOUs to the total number of SOUs or - Accessible bedrooms to the total number of bedrooms Calculated to the next whole number
Compliance Comments	Complies. Total number of carparking spaces provided = 22 Total number of accessible parking spaces required / provided as per the formula listed above in the requirements = 02. Detailed features of the accessible parking space to be verified at CC stage of works.
Requirement	Class 6 <ul style="list-style-type: none"> - 1 Accessible car parking space per 50 carparking spaces (up to 1000 spaces) and additional 1 Accessible car parking space per additional 100 spaces provided
Compliance Comments	N/A No parking spaces provided for retail component of the development.
	

	BCA Part D3.6 Signage	
Requirement	Braille and Tactile signage is required to identify Accessible Sanitary facilities	
	 	<p>Signage must incorporate the international symbol of access in accordance with AS 1428.1 and identify each sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a SOU unit in a Class 3 or Class 9c building. Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use.</p>
Compliance Comments	<p>Capable of compliance.</p> <p>Common use unisex accessible LH transfer toilet has been provided for the Hotel component.</p> <p>Common use unisex accessible RH transfer toilet has been provided for the Retail component.</p> <p>Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance.</p> <p>Details of selected signage to be verified at CC stage of works.</p>	
Requirement	Braille and Tactile signage is required to identify Ambulant Sanitary facilities	
Compliance Comments	<p>N/A</p> <p>No common use, ambulant sanitary facilities have been provided in the development.</p>	
Requirement	Braille and Tactile signage is required to identify Hearing Augmentation	
Compliance Comments	<p>N/A</p> <p>Hearing augmentation is not provided since there is no inbuilt amplification system proposed in the development.</p>	
Requirement		<p>Braille and Tactile signage is required to identify a Fire exit door required by E4.5 by stating the 'Exit' and 'Level', followed by either:</p> <ul style="list-style-type: none"> - The floor level number or - Floor level descriptor or - A combination of both of the above. <p>Sign must be located on the side that faces a person seeking egress</p> <p>The "?" shown in image above is to be replaced with the floor level where the door is located. Image of the running person is optional.</p>
Compliance Comments	<p>Capable of compliance.</p> <p>All doors nominated as Exit doors require signage as described above.</p> <p>Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance.</p> <p>Details of selected signage to be verified at CC stage of works.</p>	
Requirement	Signage is required to a non-accessible pedestrian entrance	
Compliance Comments	<p>N/A</p> <p>All pedestrian entrances have been designed to be accessible.</p>	
Requirement	Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.	
Compliance Comments	<p>N/A</p>	
Requirement	All signage is required to be as per Specification D3.6 Braille and Tactile Signs	
	<p>This includes location of signage, specifications in regards to braille and tactile characters, luminance contrast and lighting.</p>	
Compliance Comments	<p>Capable of compliance.</p> <p>Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance.</p> <p>Details of selected signage to be verified at CC stage of works.</p>	

	BCA Part D3.8 Tactile indicators (TGSIs)
Requirement	TGSIs are required when approaching: <ul style="list-style-type: none"> - Stairways other than fire-isolated stairways. - Escalators / passenger conveyor / moving walk. - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps). - Under an overhead obstruction of <2M if no barrier is provided. - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location). Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
Compliance Comments	N/A No areas requiring TGSIs have been identified in the development. To be verified at the CC stage of works.
	BCA Part D3.10 Swimming pools (Class 10b)
Requirement	Access to a pool with a perimeter >40M to be by one of the following means; <ul style="list-style-type: none"> - Fixed or movable ramp and an aquatic wheelchair - Zero depth entry with 1:14 grade and an aquatic wheelchair - Platform swimming pool lift and an aquatic wheelchair - A sling style pool lift
Compliance Comments	N/A The perimeter of the swimming pool is less than 40M.
Requirement	Latching devices on gates and doors of the swimming pool safety barrier are not required to comply with AS1428.1.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
	BCA Part D3.11 Limitations on Ramps
Requirement	On an accessway: <ul style="list-style-type: none"> - A series of connected ramps must not have a combined vertical rise of more than 3.6M; - And a landing for a step ramp must not overlap a landing for another step ramp or ramp.
Compliance Comments	N/A No ramps have been identified in the development.
	BCA Part D3.12 Glazing on Accessways
Requirement	Glazing requirements: Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1
Compliance Comments	Capable of compliance Glazing strips are required to be provided to full length glazed areas (doors and windows) 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	
Requirement	Accessible unisex toilet is to be provided in accessible part of building such that; <ul style="list-style-type: none"> - It can be entered without crossing an area reserved for 1 sex only - Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations - Even distribution of LH and RH facilities - An accessible facility is not required on a level with no lift / ramp access.
Compliance Comments	Complies. Common use unisex accessible LH transfer toilet has been provided for the Hotel component. Common use unisex accessible RH transfer toilet has been provided for the Retail component.
Requirement	Accessible unisex toilet are to be designed in accordance with AS1428.1-2009
Compliance Comments	Capable of compliance. Detailed features of the Accessible unisex toilet will be assessed with the requirements of AS1428.1-2009 at the CC stage of works. <div data-bbox="347 728 697 1276" data-label="Diagram"> <p>1900 clear after finishes</p> <p>450</p> <p>2630 clear after finishes</p> <p>425 min</p> <p>300</p> <p>850 clear</p> <p>© Vista Access Architects</p> </div> <p><i>RH transfer toilet shown above</i> Note: Location of door is indicative only.</p>
Requirement	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided
Compliance Comments	N/A. No common ambulant use facilities have been provided in the development.
BCA F2.4(a) Accessible unisex sanitary compartments	
Requirement	Class 3 <ul style="list-style-type: none"> - 1 Accessible toilet within every accessible SOU provided with sanitary compartments. - At least 1 unisex Accessible toilet when sanitary compartments are provided in common areas.
Compliance Comments	Complies Each Accessible SOU has been provided with Accessible sanitary facilities. Common use unisex accessible LH transfer toilet has been provided for the Hotel component.
Requirement	Class 6 <ul style="list-style-type: none"> - 1 unisex Accessible toilet on every storey containing sanitary compartments. - Where more than 1 bank of sanitary compartments on a level, at 50% of banks
Compliance Comments	Complies Common use unisex accessible RH transfer toilet has been provided for the Retail component.

	BCA F2.4(b) Requirements for Accessible unisex showers
Requirement	Class 3 - 1 Accessible shower within every accessible SOU provided with showers and - At least 1 unisex Accessible shower for every 10 showers provided in common areas.
Compliance Comments	Complies Each Accessible SOU has been provided with Accessible sanitary facilities. No common use shower facilities have been identified in the development.
Requirement	Class 6 - When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance Comments	N/A No common use shower facilities have been identified in the retail component of the development.
Requirement	Showers for Accessible use are to be designed in accordance with AS1428.1.
Compliance Comments	Capable of compliance Detailed features of the Accessible shower will be assessed with the requirements of AS1428.1 at the CC stage of works.
	<p>Above dimensions can change based on selected fixtures such as size of basin. Location of the door is indicative only.</p>
	BCA Part E Lift Installations
	BCA E3.2 Stretcher facility in lifts
Requirement	A Stretcher lift is to be provided if a passenger lift is installed to serve any storey with an effective height of 12M. The space requirement is 600mm wide x 2000mm deep x 1400mm high above the floor level. Confirm this requirement with your BCA consultant.
Comments	For information only.
	BCA E3.6 Passenger lift
Requirement	In an accessible building, Every Passenger Lift (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with Tables E3.6a and E3.6b
Compliance Comments	Capable of compliance. A certificate of compliance from the lift supplier will be required at the CC stage of works stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations.
Requirement	Limitations on use of Stairway platform lifts, Low-rise platform lift, Low-rise, low-speed constant pressure lift and small sized, low-speed automatic lift
	N/A

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

Additional Features required as per AS1428

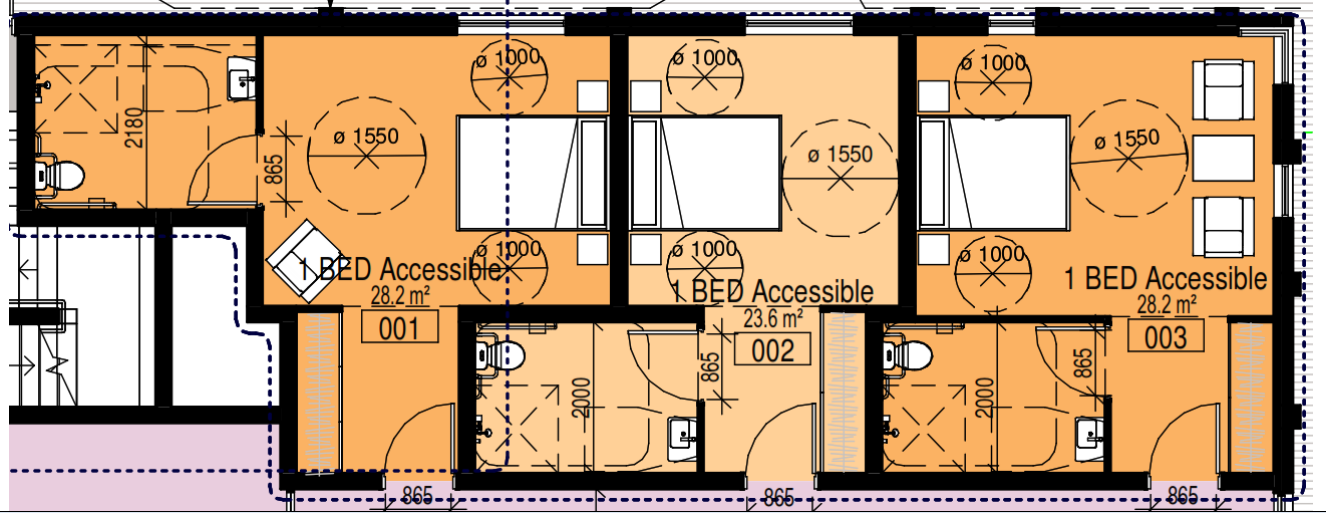
Refer to AS1428 for full list of requirements.

	The following accessibility requirements apply only to: <ul style="list-style-type: none"> - Common use areas within the residential component (including passageways leading to SOUs) - To and within all units nominated on the plans as Accessible units - To all areas within the commercial / retail use components
Requirement	Accessway width requirements <ul style="list-style-type: none"> - All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M
Compliance Comments	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>
Requirement	Doorway requirements <ul style="list-style-type: none"> - All common use doorways in the development to be in accordance with AS1428.1 - Door thresholds are to be level or they can incorporate a Threshold ramp as per AS1428.1 i.e. max 1:8 grade, max height of 35mm and located within 20mm of door leaf. - Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
Compliance Comments	<p>Capable of compliance.</p> <p>Details to be verified at CC stage of works.</p>
Requirement	Door hardware requirements <ul style="list-style-type: none"> - Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1.
Compliance Comments	<p>Capable of compliance.</p> <p>Door hardware selections generally take place at CC stage of works.</p> <p>Selection of door hardware as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>
Requirement	Luminance contrast requirements for doorways. <ul style="list-style-type: none"> - All doorways to have a minimum luminance contrast of 30% provided as per AS1428.1 with the minimum width of the luminance contrast to be 50mm.
Compliance Comments	<p>Capable of compliance.</p> <p>Painting schedule is generally developed at the CC stage of works. 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. Selection details are to be verified at CC stage of works.</p>
Requirement	Floor or ground surfaces <ul style="list-style-type: none"> - Use slip-resistant surfaces. The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability. - Abutment of surfaces is to have a smooth transition. Construction tolerances to be as per AS1428.1 - Grates if used in the accessible path of travel is required to comply with the requirements as per AS1428.1
Compliance Comments	<p>Capable of compliance.</p> <p>Floor surface selections generally take place at CC stage of works.</p> <p>Selection of floor surfaces as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>
	Switches, Controls and Lighting requirements <ul style="list-style-type: none"> - All switches and controls (including controls for intercom facilities and external lift control buttons) on an accessible path of travel, Accessible SOUs and Accessible sanitary facilities to be located as per requirements of AS1428.1
Compliance Comments	<p>Capable of compliance.</p> <p>Lighting fixture selections and locations generally take place at CC stage of works. Selection of lighting fixtures and locating them as specified above will lead to compliance. These selection/location details are to be verified at CC stage of works.</p>

Accessible SOU requirements

BCA does not specify the features required for an Accessible SOU. The following are selected features of AS1428.1 which are considered suitable for an Accessible SOU.

The development has a requirement for 03 Accessible SOUs.
The nominated Accessible SOUs are Unit numbers, 001, 002 & 003.



R☑ = Required;

C☑ = Capable of compliance at by adding the requirement to the project specifications.

	Requirements as per AS1428	R	C	Comments
1	Doorways			
	All doors including entry door to provide 850mm clear opening space with the necessary door circulation spaces and fixtures as specified under AS1428.1	☑	☑	Complies Details to be verified at the CC stage of works.
2	Bathroom			
	At least 1 Bathroom to accommodate, WC pan, Shower and handwash basin with the necessary fixtures and circulation spaces as specified under AS1428.1	☑	☑	Complies Details to be verified at the CC stage of works.
3	Laundry			
	Where internal laundry provided, provide for a space of 1550mm space in front of laundry appliances.	☑	☑	Complies Details to be verified at the CC stage of works.
4	Main bedroom			
	At least 1 bedroom to have a queen bed with circulation space of 1540mm x 2070mm at the base or side of the bed and at least 1M on the other 2 sides. In the case of a boarding house a single bed may be used with the same circulation spaces.	☑	☑	Complies Details to be verified at the CC stage of works.
5	Living areas			
	Adequate circulation space is to be available after the placement of furniture. Circulation space of minimum 2250mm diameter is considered to be appropriate.	☑	☑	Complies Common use living areas have been provided. Details to be verified at the CC stage of works.
6	Kitchen / Kitchenette			
	Where internal kitchenette provided, 1550mm clear spaces is required in front of the benchtops. Provide long arm lever tap and 1 double GPO within 300mm of front bench. Consideration to be given to provision of an 850mm section without base cabinetry or removable cabinetry to allow for	☑	☑	Capable of compliance. Details to be verified at the CC stage of works.

	access to benchtop and a benchtop space of 800mm between the fridge and cooktop.			
7	Balconies and outdoor areas			
	Where access is available from the unit to the outdoor areas such as balconies and courtyards, an accessible threshold is required, with door tracks for sliding doors (if any) to be flush with the internal floor level and max height of external threshold ramp of 35mm height.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Capable of compliance. Details to be verified at the CC stage of works.
8	Flooring			
	All flooring is required to be step free. Construction tolerances, slip resistant and waterproofing to be as required under relevant Australian Standards.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Capable of compliance. Details to be verified at the CC stage of works.
9	Switches and GPOs			
	All switches, GPOs and controls (including controls for intercom facilities) to be accessible as required under AS1428.1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Capable of compliance. Details to be verified at the CC stage of works.

Disability Discrimination Act

Advisory Only

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability.

Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts.

Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

Some recommendations to address common furniture and fittings have been listed below. Non-provision of the below recommendations may not affect compliance under the BCA but may leave the building owner vulnerable to a claim under the DDA.

Where furniture layouts have been decided in developments such as restaurants, ensure that 1M clear space is available around all furniture and that a turning space of 1540x2070 (in the direction of travel) is provided in areas where travel is no longer possible and a person in a wheelchair would be required to make a 180 ° turn.

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

For new reception tables/bar areas or counter serveries in restaurants/cafes etc., it is recommended that a lower section for a width of 900mm could be provided to be able to be used by a person in a wheelchair. Height of the FFL (finished floor level) to the top of the table to be 850+/-20mm and height of clearance beneath the unit from the FFL to be 820+/-20mm.

Statement of Experience

Farah Madon- Director

ACAA Accredited Access Consultant, Livable Housing & Changing Places Registered Assessor

- Accredited member of Association of Consultants in Access Australia (ACAA) Membership no 281
- Architect, registered with the NSW Architects Registration Board. Registration number 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice member, 49397
- Registered Assessor of Livable Housing Australia. License no 10032
- Registered Assessor of Changing Places Australia. Registration no CP006

Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- OHS Construction Induction Training Certificate
- Units PRDAC401A/403A/503A & CPP40811 from Certificate IV in Access Consulting
- Unit CPP50711 from the Diploma in Access Consulting
- Successful completion of ACAA's Access Consultant's testing process
- Changing Places Australia Training Course

Farah has 20 years of experience of working in the field of Architecture and Access. Farah specialises in access consultancy services, including design for access, access related advice and auditing services and performance solution assessment for access related issues under the BCA by means of Expert Judgement. Farah has been invited as an expert witness for Access related matters in the Land and Environment Court.

Farah currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- Vice President of Association of Consultants in Access Australia
- Convener of the ACAA's Access related Practice and Advisory Notes
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's (RAIA) National Access Work Group (NAWG)
- Management Committee member of NSW Network of Access Consultants
- Livable Housing Australia's Industry Reference Group (IRG) Member
- Committee member of ME-064 Committee of Standards Australia responsible for the AS4299 and AS1428 suite of standards.

Meet our team

Vanessa Griffin- Access Consultant

ACAA Accredited Access Consultant & Livable Housing Assessor

- Accredited member of Association of Consultants in Access Australia (ACAA) Membership no 500
 - Member of AIBS – Australian Institute of Building Surveyors
- Vanessa's Educational Profile and Qualifications include:
- Diploma of Surveying and Diploma of Health and Building Surveying
 - Certificate IV in Access Consulting

Jenny Desai- Access Consultant

ACAA Associate Access Consultant

- Associate member of Association of Consultants in Access Australia (ACAA) Membership no 572

Jenny's Educational Profile and Qualifications include:

- Master of Design (M.Des) from University of Technology, Sydney
- Certificate IV in Access Consulting

