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		original	03-12-2015
	A	Adaptable unit numbers updated	14-01-2016



report

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

**Residential development at
53C, Warriewood Road, Warriewood.**

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Report

Report Type: DA Access report

Development: Residential development at 53C, Warriewood Road, Warriewood.

Residential development consisting of 7 residential SOUs (Sole Occupancy Units and a residential flat building consisting of 6 7 residential SOUs.

Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Stephen Bowers Architects:

DA 000-A	DRAWING LIST & ARTIST'S IMPRESSION PERSPECTIVE 01
DA 000-B	ARTIST'S IMPRESSION PERSPECTIVE 02
DA 001	LOCATION PLAN
DA 002	SURVEY PLAN
DA 003	SITE ANALYSIS
DA 004	SUBDIVISION PLAN / ACCESS ARRANGEMENT
DA 005	LOT 3 - 10 SITE PLAN
DA 011	LOT 3 - 9 FLOOR PLANS 01
DA 012	LOT 3 - 9 FLOOR PLANS 02
DA 013	LOT 3 - 9 ELEVATIONS
DA 014	LOT 3 - 9 SECTIONS
DA 021	LOT 10 BASEMENT PLAN
DA 022	LOT 10 GROUND FLOOR PLAN
DA 023	LOT 10 LEVEL 1 PLAN
DA 024	LOT 10 LEVEL 2 PLAN
DA 025	LOT 10 ELEVATIONS
DA 026	LOT 10 SECTIONS
DA 027	LOT 10 ACCESS DRIVEWAY PROFILE

The report is not to be used for any other purpose than its original intention.

Assessment:

Assessment Criteria

This assessment has been undertaken to the extent necessary to issue a development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements will occur at CC stage.

Compliance is required with the following:

- The access provisions of the BCA
- The Access To Premises Standard
- The Council's DCP relating to Access for People with a Disability.
- AS 1428 suite of Standards
- AS 2890.6 for car parking
- AS4299 Adaptable Housing
- AS1735.12 Lifts Part 12: Facilities for persons with disabilities
- SEPP 65

All required 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

Assessment

The proposed development consists of individual townhouses on lots 3-9 and a residential flat building on Lot 10. There are no accessibility requirements for the Class1 A townhouses however the Class 2 residential flat building must comply with the BCA Part D3.

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

BCA & The Premises Standard Compliance

D3 Access & Egress

Requirement	Class 2 To at least 1 floor containing units, and any floor accessed by a lift or ramp, and to the entry door of all units on that floor To and within not less than 1 of each type of common use facility
Compliance Comment	Complies Access is available to the entry doors of all SOUs on all levels by means of a lift. Access to the common use garbage area has been provided on the ground floor level. Access has been provided to the common use, communal terrace on ground level. To be verified at CC stage of works.
Requirement	Class 7a To and within any level containing accessible carspaces
Compliance Comment	Complies Access has been provided to the car parking level by means of a lift. Details of the same are to be assessed at the CC stage of works.
Requirement	Required external access must be provided from (i) The main pedestrian entry points at the allotment boundary (ii) from any other accessible building connected by a pedestrian link (iii) accessible carparking space
Compliance Comment	Complies Access has been provided from the allotment boundary to the building entry by means of a walkway. This walkway is to have a grade of no more than 1:20. Access is also available from accessible car parking spaces to the Adaptable SOUs via lift. To be verified at CC stage of works.
Requirement	In a building required to be accessible an entry must be: (i) Through the principal entry (ii) Not less than 50% of all pedestrian entries (iii) In a building >500sqm a non accessible entry must be <50m from an accessible entrance (iv) If the doorways are separated by more than the width of a door leaf they will be considered as separate entrances
Compliance Comment	Capable of compliance The building has only 1 main pedestrian entrance, which has been designed to be accessible. Details are to be verified at CC stage of works.
Requirement	Where an accessible entry has more than 1 doorway, 50% of the doors shall be accessible if there are >3 doors
Compliance Comment	N/A Single hinged doors have been proposed. Details are to be verified at CC stage of works.
Requirement	Where a doorway has multiple door leaves, unless it is auto opening, at least 1 leaf must have a clear opening of 850mm
Compliance Comment	N/A Single hinged doors have been proposed. Details are to be verified at CC stage of works.

Requirement	In areas required to be accessible: (i) Every ramp or stairway which is not fire isolated must comply with AS 1428.1 (ii) Ramps, landings and nosings shall have the slip resistance stated in Clause D2.14 (iii) Passing bays must be provided at max 20m intervals (iv) Turning spaces must be provided at max 20m intervals and within 2m of a dead end passage (v) Carpet pile height shall comply with Clause D3.3 g & h
Compliance Comment	Capable of compliance Ramp - No 1:14 ramps have been identified within the development. Stairway – The main stairway / stairway to the rear of the site leading to one of the common open areas, appears to be non-fire-isolated and hence has to be designed and constructed in accordance with the requirements of AS1428.1 Slip resistance - All slip resistance requirements as listed above are to be complied with. Passing bays - Adequate passing spaces have been provided. Turning spaces - Adequate turning spaces at end of corridors have been provided since all common use passageways provide a minimum width of 1.54M. Carpets if provided in common use areas are required to comply with the BCA requirements. To be verified at CC stage of works.
Requirement	It is not necessary to provide access to a. An area which would be inappropriate because of its particular use b. An area that would pose a health or safety risk for people with a disability c. a path of travel to a space exempted in (a) or (b).
Compliance Comment	Information only All areas for services such as exhaust room, hot water room, sprinkler pump room, mechanical services room etc., can be excluded from providing access due to health and safety concerns.
Requirement	Class 2 Car parking requirements
Compliance Comment	Complies There is no accessible car parking requirement for Class 2 under the BCA. Under the DCP 1 accessible visitor space is provided
Requirement	Every building required to be accessible shall provide Braille and tactile signage to identify: <ul style="list-style-type: none"> • sanitary facilities, • a space with hearing augmentation, • where an entry is not accessible the location of the nearest accessible facility. • a required exit door • where a bank of toilets does not contain an accessible toilet, the location of the nearest accessible toilet
Compliance Comment	Capable of compliance There are no non-accessible entries and no areas with hearing augmentation provided in the development. Signage will be required to all exit doors Details to be verified at CC stage of works.

Requirement	Signage must be provided within a room with hearing augmentation identifying: <ol style="list-style-type: none"> i. the type of hearing augmentation ii. the area covered within the room iii. if receivers are being used and where they are obtained
Compliance Comment	N/A
Requirement	For sanitary facilities signage must: <ul style="list-style-type: none"> • identify the handing • identify on the door, if a facility is ambulant accessible • identify at a bank of facilities which does not contain an accessible facility, where the nearest accessible facility is located
Compliance Comment	N/A
Requirement	For Exit door braille and tactile signage must: <ul style="list-style-type: none"> • identify each required exit door and state • “Exit” and • “Level” followed by the floor level number
Compliance Comment	Capable of compliance To be verified at CC stage of works.
Requirement	Tactile indicators required at stairs other than a fire isolated stair, escalators, travelator, ramp other than a kerb or step ramp, a fire isolated ramp or a swimming pool ramp
Compliance Comment	Capable of compliance. Non-fire-isolated must be designed and constructed in accordance with the requirements of AS1428.1 which includes use of TSGIs as per requirements of AS1428.1 To be verified at CC stage of works.
Requirement	Tactile indicators or other suitable barrier is required to warn of overhead obstruction less than 2m above floor or a pathway meeting a vehicle accessway adjacent to a pedestrian entrance, if there is no kerb or kerb ramp at that point.
Compliance Comment	Capable of compliance, if required. To be verified at CC stage of works.
Requirement	On an accessway, where there is no chair rail, handrail or transom, all fully glazed or frameless doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS 1428.1
Compliance Comment	Capable of compliance. Glazing strips may only be required to glazed areas in common use areas such as common passageways, lift lobbies and entry foyer. To be verified at CC stage of works.
Requirement	On an accessway: <ol style="list-style-type: none"> a. A series of connected ramps must not have a combined vertical rise of > 3.6m b. A landing for a step ramp must not overlap a landing for another ramp or step ramp
Compliance Comment	Complies To be verified at CC stage of works.

Requirement	<p>In areas required to be accessible, the following are to be considered:</p> <ul style="list-style-type: none"> • Width of access ways min 1m clear, and be increased for door circulation, turning areas and passing areas as required by AS 1428.1 • Doors shall provide a clear opening of 850mm • Doors to provide circulation space, hardware and luminance contrast as required by AS 1428.1 • Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 • In 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. • Fire isolated stairs to have contrasting nosing strips to AS 1428.1
Compliance Comment	<p>Capable of compliance All of the above listed requirements are achievable and will be checked for compliance at CC stage of works.</p>

F2 Sanitary Facilities

Requirement	<p>Class 2 Where sanitary compartments are provided in common areas, not less than 1, Where showers are provided in common areas, not less than 1,</p>
Compliance Comment	<p>N/A No common area toilets</p>

F3.6 Lifts

Requirement	In an accessible building every lift must comply with Table E3.6a & b
Compliance Comment	<p>Capable of Compliance Details to be verified at the CC stage of works.</p>
Requirement	Where the lift travels more than 12m above the floor providing access to the road or open space then at least 1 lift must be a stretcher lift
Compliance Comment	<p>Capable of Compliance Details to be verified at the CC stage of works.</p>
Requirement	A lift must comply with Table E3.6b
Compliance Comment	<p>Capable of Compliance Details to be verified at the CC stage of works.</p>

Adaptable Housing

Under the DCP, in the Warriewood Valley area at least 25% percent of the units are required to meet Class B adaptability provisions under AS 4299. The proposed 3 adaptable units are unit numbers 1, 3 & 5. These are required to achieve Class B. At DA stage there is insufficient information to verify to Class B but the following table addresses the Class c requirements.

AS 4299 Adaptable Housing Class C

The Site	Requirement	An accessible path of travel from the street, letterboxes, car park and to common facilities is provided
	Compliance Comment	Complies Details to be verified at the CC stage of works.
Carparking	Requirement	A carspace 6m x 3.8m is provided
	Compliance Comment	Complies 3 accessible carparking spaces (numbered on the basement parking plan as spaces 2, 4 and 5) have been provided based on the layout requirements of AS4299 / AS2890.6. Details to be verified at the CC.
Unit Entry	Requirement	The entry is accessible, covered, level, has a low threshold, permits wheelchair manouverability and has an 850 clear door with lever handles
	Compliance Comment	Capable of compliance Details to be verified at the CC stage of works.
Interior - General	Requirement	Access to bathroom, kitchen, laundry, living areas and outside areas is provided.
	Compliance Comment	Capable of compliance Details to be verified at the CC stage of works.
	Requirement	Doors are 820mm clear (870 leaf) with corridors a min. 1000mm wide with circulation space at doors as per AS1428.1
	Compliance Comment	Capable of compliance Details to be verified at the CC stage of works.
Living/ Dining Rooms	Requirement	Provision for circulation space of min 2250 dia, a telephone point adjacent to GPO and lighting which can achieve min 300 lux
	Compliance Comment	Capable of compliance Details to be verified at the CC stage of works.
Kitchen	Requirement	Floor surface to be non slip with 1550 clear between benches and circulation space at door to comply with AS1428.1. workbenches can be setout to provide requirements of AS 4299 including tap type and location, GPO locations.
	Compliance Comment	Capable of compliance Details to be verified at the CC stage of works.
Main Bedroom	Requirement	Can accommodate a queen size bed, wardrobe and circulation to AS 1428.2
	Compliance Comment	Complies Details to be verified at the CC stage of works.

Bathroom	Requirement	Provision to allow bathroom to be converted to complying with AS 1428.1. The floor is slip resistant and the shower recess is hobless and can provide a compliant shower area with provision for grabrails, mirror, GPO etc.
	Compliance Comment	Capable of compliance Ensuite assessed. Details to be verified at the CC stage of works.
Toilet	Requirement	An accessible toilet or an enlarged toilet with an area 1250x900w in front of pan is provided which is capable of modification to comply with AS 1428.1. The floor is slip resistant and the wall is capable of installing grabrails.
	Compliance Comment	Capable of compliance Details to be verified at the CC stage of work.
Laundry	Requirement	Circulation at doors to comply with AS 1428.1 is provided with adequate circulation in front of appliances (min 1550mm). Provision for washing machine and drier is available with a double GPO and an accessible path of travel to clothes line if provided. The floor is slip resistant.
	Compliance Comment	Capable of compliance Details to be verified at the CC stage of works.
Door Hardware	Requirement	Lever door handles are provided, located 900-1100mm above floor
	Compliance Comment	Capable of compliance Details to be verified at the CC stage of works.

SEPP 65 – Part 4Q1

Objective 4Q1, of SEPP 65, requires that 20% of the units are to incorporate the features of the Livable Housing Guidelines Silver level.

Since 25% of the units already comply with the Adaptable unit requirements, these units are also capable of satisfying the intent of Silver level of Livable Housing Guidelines.

Design Element	Requirements	Compliance / Comments
1 Dwelling Access	(a) Provide a safe and continuous pathway from: <ul style="list-style-type: none"> (i) front site boundary or (ii) associated carparking space, if provided, which may include the driveway on the site, to a step-free entrance (not applicable to sites steeper than 1:14) 	Complies
	(b) The path to be 1M clear, step-free, even, firm, slip-resistant with a crossfall of not more than 1:40. Landings of 1.2M to be every 9M for 1:14 and every 15M for 1:20	Complies
	(c) Step ramp can be provided for max height of 190mm, max grade of 1:10, min width of 1M and max length of 1900mm.	N/A
	Note: Level landings of 1200mm 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 <ul style="list-style-type: none"> (i) min clear opening width of door to be 820mm (ii) Step free threshold of max 5mm with rounded or bevelled lip (iii) Sheltered 	Capable of compliance. Verify at CC
	(b) Level landing of 1200x1200mm at step-free entrance door	
	(c) Max permissible threshold is 56mm where provided with a threshold ramp.	
	(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	
3 Car parking	(a) Where the parking forms part of the dwelling access, the space to be <ul style="list-style-type: none"> (i) Min 3.2m wide and 5.4m long (ii) even, firm and a slip resistant surface and (iii) level with 1:40 max gradient (1:33 for bitumen) 	
	Note: Does not apply to Class 2 buildings.	
4 Internal doors and corridors	(a) Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and bathroom to be <ul style="list-style-type: none"> (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.	Complies

5 Toilet	(a) Toilet to be provided on the ground or entry level with (i) Min 900mm between walls if located in separate room (ii) Min 1200mm clear space in front of the WC pan exclusive of door swing.	Complies
	(b) If toilet is located in bathroom, toilet pan should be located in corner of the room to enable installation of grabrails.	Capable of compliance Verify at CC
6 Shower	(a) One bathroom to have a slip resistant hobless (step free) shower. Shower screens are permitted as long as they can be easily removed at a later date.	Complies
	(b) Shower to be located in the corner of the room	
7 Reinforce ment of toilet & bathroom walls	(a) Bathroom walls shall be constructed of masonry or provided with wall reinforcement to allow the later fixing of grabrails around the shower, bath (if provided) and toilet.	Capable of compliance. Verify at CC
	(b) The fastenings, wall reinforcement and grabrails combined must be able to withstand at least 1100N of force applied in any position and in any direction. Builder to photograph the wall before the sheeting	
	(c), (d) and (e) 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	Capable of compliance. Verify at CC
	Refer to reinforcement diagrams as demonstrated in the Livable Housing Guidelines Document by LHA	
8 Internal Stairways	(a) Where an internal stair rises more than 1M, a continuous handrail must be provided on 1 side.	N/A No internal stairway in units.

Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA and AS 4299 Adaptable Housing.



Howard Moutrie

ACAA Accredited Access Consultant No 177

Statement of experience

Name: **Howard Moutrie**

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

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

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

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



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

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

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



Farah Madon is a Sub-Consultant of Accessible Building Solutions.

- Farah is a
- Registered Architect (ARB Reg. No 6940) with 16 years of experience
 - ACAA Accredited Access Consultant (Reg. No. 281) with ACAA
 - Registered Assessor of Livable Housing Australia (License no 10032)

Farah is an experienced practicing access consultant is also a member of:

- Penrith City Council's Access Committee
- Management Committee member of ACAA
- Secretary of NSW Network of Access Consultants
- Member of the Australian Institute of Architects (RAIA) National Access Work Group