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-	Original for DA issued	28-03-2022	



Statement of Compliance Access for People with a Disability

Proposed Residential Development

680-688 East St East Albury

Accessible Building Solutions 124 Upper Washington Drive Bonnet Bay NSW 2226

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Report

Report Type: Statement of Compliance - BCA Access Provisions

Development: 680-688 East St East Albury

Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Brewster Murray:

DA 04 Site Plan

DA 05 Ground Floor Plan
DA 06 First Floor 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
- AS4299 Adaptable Housing
- LHA Guidelines
- Council's DCP relating to Access for People with a Disability

<u>Assessm</u>ent

The building work comprises of residential units with offstreet carparking

Under the BCA the building is classified as follows,

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

Requirement

Class 2

- 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, all SOUs on that level till the entry door and to and within all common use areas on that level.

Compliance

Complies.

Comments

Access has been provided from the main pedestrian entry to the entry doors of all SOUs on ground floor.

Access has been provided to communal open space on Ground Level. Details to be verified at CC stage of works.

Requirement

Class 7a

To and within any level containing accessible carparking spaces.

Compliance

Complies.

Comments

Access has been provided to the ground level containing the accessible car parking spaces by means of a pathway.

Details to be verified at CC stage of works.

Requirement

In areas required to be accessible, the following is to be provided:

- Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1
- Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1
- Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1
- In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.

Compliance

Capable of compliance.

Comments

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

Requirement

Accessway is required from;

- Main pedestrian entry at the site boundary for new buildings
- Main pedestrian entry door for existing buildings
- Any other accessible building connected by a pedestrian link
- Accessible car parking spaces

Compliance

Complies.

Comments

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

Access has been provided from accessible car parking spaces by means of a pathway. Details to be verified at CC stage of works.

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Requirement

Accessway is required through:

- Main entry and
- Not less than 50% of all pedestrian entrances and in building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.

Compliance

Capable of compliance.

Comments

Each entry has been designed to be accessible. Details to be verified at CC stage of works.

Requirement

Where Accessible pedestrian entry has multiple doorways

- At least 1 to be accessible if 3 provided
- At least 50% to be accessible, if more than 3 provided

Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).

Compliance

Capable of compliance.

Comments

Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.

This is achievable and the door selections are to be verified at CC stage of works.

BCA Part D3.3 Parts of buildings required to be accessible

Requirement

Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D2.14

Compliance

N/A

Comments

No ramps have been identified in the development.

Requirement Compliance

Every Walkway to be compliant with AS1428.1

Capable of compliance.

Comments

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.

Requirement

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

Compliance

Comments

No step / kerb ramps have been identified in the development.

Requirement

Every Stairway (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14

Compliance

Capable of compliance.

Comments

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.

Requirement

Every Fire-isolated Stairway is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14

Compliance

N/A

Comments

No fire-isolated stairways have been identified in the development

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Requirement

Passing spaces requirement

It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.

Compliance

N/A

Comments

There are no accessways over 20 M lengths in the development where a direct line of sight is not available.

Requirement

Turning spaces requirement

It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).

Compliance

Complies.

Comments

Adequate turning spaces have been provided. Details to be verified at CC stage of works.

Requirement

Carpet specifications

Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.

Compliance

Capable of compliance

Comments

Only applies to carpets provided in the common 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

Requirement

Access is not required to be provided in the following areas:

- where access would be inappropriate because of the use of the area
- where area would pose a health and safety risk
- · any path which exclusively provides access to an exempted area

Compliance

For information only.

Comments

Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.

BCA Part D3.5 Accessible Carparking

Requirement

Parking Service

Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.

Compliance

N/A

Comments Requirement

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

Compliance

Complies.

Comments

Note: the pavement marking shall have the appropriate slip resistance for the location. The wheelchair symbol is not required to be marked for adaptable unit parking spaces

Requirement

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

Compliance

N/A

Comments Requirement

Class 2

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

Compliance

N/A

Comments

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

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.

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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
- 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

N/A

Comments

No ramps have been provided 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

Capable of compliance

Comments

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

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.

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BCA Part F Accessible Sanitary Facilities

BCA F2.4 Accessible sanitary facilities

Requirement | Accessible u

Accessible unisex toilet is to be provided in accessible part of building such that;

- It can be entered without crossing an area reserved for 1 sex only
- Where male and female sanitary facilities are provided at different locations,
 Accessible unisex toilet is only required at one of the locations
- Even distribution of LH and RH facilities

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

Compliance

N/A

Comments

No common use sanitary facilities have been proposed in the development.

To be verified at CC stage of works.

Requirement

Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.

Compliance

N/A.

Comments

No sanitary facilities in addition to the accessible toilet have been provided in the development.

BCA F2.4(a) Accessible unisex sanitary compartments

Requirement

Class 2

At least 1 when sanitary compartments are provided in common areas.

Compliance

N/A

Comments

No common use sanitary facilities have been proposed in the development.

DCP Requirements

Adaptable Housing
Three adaptable units are required by the Council's DCP. The units designated as adaptable are Units 1, 6 & 12.

At DA stage there is insufficient information to certify compliance with the Standard, however, in accordance with the table below, the units can comply with the spatial requirements of AS4299 for Adaptable Housing.

AS 4299 Adaptable Housing Class C requirements

The Site	Requirement	An accessible path of travel from the street, letterboxes, car park and to common facilities is provided		
	Compliance	Complies		
	Comment	Details to be verified at CC stage of works.		
Carparking	Requirement	A car space 6m x 3.8m is provided		
Garparking	Compliance	Complies		
	Comment	Details to be verified at CC stage of works.		
		Details to be verified at GG stage of works.		
Unit Entry	Requirement	The entry is accessible, covered, level, has a low threshold, permits wheelchair maneuverability and has an 850 clear door with lever handles		
	Compliance	Capable of Compliance		
	Comment	Details to be verified at CC stage of works.		
Interior - General	Requirement	Access to bathroom, kitchen, laundry and living areas is provided.		
00.70.4.	Compliance	Complies		
	Comment	Threshold ramps may be required in adapted state for wheelchair unless		
		the floor of wet areas have been recessed.		
		Details to be verified at CC stage of works.		
		j		
	Requirement	Doors are 820mm clear (870 leaf) with corridors a min. 1000mm wide with circulation space at doors as per AS1428.1		
	Compliance	Capable of Compliance		
	Comment	It is recommended that the door to adaptable bedroom and adaptable		
		bathroom be 850mm clear opening.		
		Details to be verified at CC stage of works.		
Living/ Dining Rms	Requirement	Provision for circulation space of min 2250 dia,		
	Compliance	Complies		
	Comment	Details to be verified at CC stage of works.		
	Requirement	Provision of, a telephone point adjacent to GPO and lighting which can achieve min 300 lux		
	Compliance	Capable of Compliance		
	Comment	Details to be verified at CC stage of works.		
		Ŭ		

Kitchen	Requirement	Floor surface to be non-slip with 1550 clear between benches and circulation space at door to comply with AS1428.1.		
	Compliance	Capable of Compliance		
	Comment	Details to be verified at CC stage of works.		
	Requirement	Provision for work benches, appliances and other services including tap type and location, GPO locations in accordance with AS 4299.		
	Compliance	Capable of Compliance		
	Comment	Details to be verified at CC stage of works.		
Main Bedroom	Requirement Can accommodate a queen size bed, wardrobe and circulation allow a 180deg turn at the foot of the bed or in front of the robe			
	Compliance	Complies		
	Comment	Details to be verified at 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	Complies		
	Comment	Details to be verified at CC stage of works.		
Toilet	Requirement Compliance	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.		
	Comment	Details to be verified at CC stage of works.		
adequate circulation in front of appliances for washing machine and drier is available of travel to clothes line if provided.				
	Compliance Comment	Complies Details to be verified at CC stage of works		
	Comment	Details to be verified at CC stage of works.		
	Requirement	Provide a double GPO and the floor is to be slip resistant.		
	Compliance	Capable of compliance		
	Comment	Details to be verified at 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 CC stage of works.		
		20tano to 20 formou at 00 otago of works.		

Livable Housing

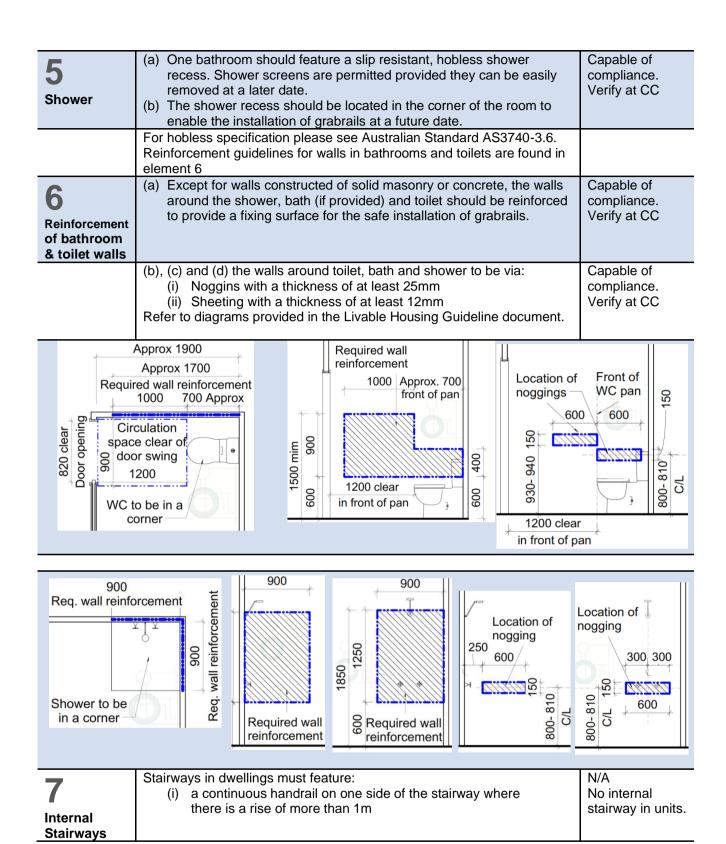
All ground floor units are capable of providing compliance with the features of Silver level of Livable Housing Guidelines as noted in the table below. The First Floor units comply with the internal requirements

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

Note that in this case the adaptable units are also be counted as Livable / LHA Silver level unit in which case the below requirements apply in addition to the AS4299 requirements.

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments						
1 Dwelling Access	 (a) Provide a safe and continuous 1M clear width pathway from front site boundary to an entry door to the dwelling. (b) Path including any ramps and walkways to have no steps, even firm, slip-resistant surface, max 1:40 crossfall, max slope of 1:14 with landings of 1.2M every 9M and landings every 15M for 1:20 walkways. 1.2M clear width of ramps are required. 	Complies. Verify at CC Ground floor units only						
	 (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. (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 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.(c) Max permissible threshold is less than 56mm where provided with a	Complies Verify at CC N/A						
	1:8 grade 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	Complies						
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						
4 Toilet	 (a) Toilet to be provided on the ground or entry level that provides, (i) Min 900mm between walls if located in separate room (ii) Min 1200mm clear space in forward of the WC pan exclusive of door swing. (iii) The toilet pan to be positioned in the corner of a room to enable handrails 	Complies. Verify at CC						

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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 and the essential requirements of AS4299 – Adaptable Housing.

Michael Moutrie

MIMerster

ACAA Accredited Access Consultant No 581

Date of report:



Howard Moutrie









- 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)

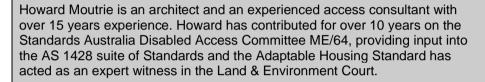
Howard has been or is a member of the following:

Standards Australia ME/64 Committee (Access Standards)

Sutherland Council Access Committee

Building Professionals Board Access Advisory Panel

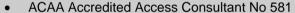
ACAA National & NSW Management Committees



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

Michael Moutrie

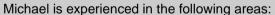




- Certificate IV in Access Consulting
- Registered Assessor of Livable Housing Australia (License no 20265)
- Registered Changing Places assessor (No 021)
- Completed SDA Assessor training
- **OH&S Induction Training Certificate**

Michael is a member of Camden Council's Access Committee

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



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

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









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