

Development Application **ACCESS REPORT**

Reference Number: 25046

Client: Southern Cross Care

Site Address: 82 Regent Street, Moama NSW.



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Executive Summary and Design Compliance Statement

This Access Compliance Report is to accompany a Development Application (DA) for the development proposed at **82 Regent Street, Moama NSW**.

The development is within Murray River Council LGA and proposes **Additions and Alterations to Existing Building**. The development is a change of use from Class 9c to a Class 3 (boarding house/ co-living)

The development proposes the following:

	House A	House B	Total
Residential rooms	30	30	60
Accessible Bedrooms	3 provided	2 provided	3 required in total
Accessible parking spaces			2 provided in total

The development has building classification as detailed below:

- Class 3 (residential boarding house, hostel accommodation or similar)
- Class 5 (office building for professional or commercial use)
- Class 9b (assembly building, school)

This report is based on the relevant components of:

- Building Code of Australia (BCA) 2022, Volume 1- Performance requirements of D1P1, D1P2, D1P8, D1P9, E3P4, F4P1 and Parts D4, E3 and F4 (where applicable)
- Disability (Access to Premises - Buildings) Amendment Standards 2010
- AS1428.1-2021 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.

The assessment of the proposed development has been undertaken to the extent necessary to issue DA 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 - Buildings) Amendment Standards 2010**, and the Disability Access relevant sections of applicable BCA (Building Code of Australia)/ NCC (National Construction Code)

Note: At the time of issuing this report the **Disability (Access to Premises - Buildings) Amendment (2024 Measures No. 1) Standards 2024** has been released which references AS1428.1-2021 which conflicts with the BCA/NCC2022 referencing AS1428.1-2009. It is our opinion that AS1428.1-2021 is to be used for purposes of compliance with APS which is a Federal Act and therefore higher in the hierarchy of legislation than the BCA/NCC. However, this would mean that any feature of AS1428.1-2021 that is used in this project that differs from the requirements of AS1428.1-2009 will need a Performance Solution to comply with the BCA/NCC

The ABCB (Australian Building Codes Board) has issued a directive noting that Disability (Access to Premises - Buildings) Amendment Standards 2010 is still applicable along with AS1428.1-2009. Therefore this report notes the requirements as per Disability (Access to Premises - Buildings) Amendment Standards 2010 and AS1428.1-2009.

The information contained in this statement is true and accurate to the best of our knowledge.
Our qualifications and accreditations are listed below.

Assessed by

Vanessa Griffin

Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 500
Qualified- Certificate IV in Access Consulting
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Peer reviewed by

Farah Madon

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Vista **Access Architects** Pty. Ltd.

Relevant Dates:

Fee proposal, number FP-250056 dated **1-02-2025**. Fee proposal was accepted by Client on **27-02-2025**

Assessed Drawings:

The following drawings by Stanton Dahl Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
A0211	01	11-03-2025	Level 1 Floor Plan

Document Issue:

Issue	Date	Details
Draft 1	06-03-2025	Issued for Architect's review
A	13-03-2025	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 report.

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, AS2890.6 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 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. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder shall 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 including diagrams are a copyright of Vista Access Architects Pty Ltd (VAA) and can only be used for the purposes of this specific project. Copy-pasting diagrams from this report to Architectural plans will constitute copyright infringement.

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.

Where LHA assessments are provided there, we will use our best judgement regarding 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 several items in LHA 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.

Note: The Access report prepared for Development Application (DA) or Section 4.55 is not suitable for use for purposes of Construction Certificate (CC) Application.

Hierarchy of Access-related Legislation and Standards

**Legislative documents
(legally binding and mandatory)**

Federal Acts Regulations

- Disability Discrimination Act 1992 (DDA)
- Environment Protection and Biodiversity Conservation 1999 (EPBC) Act; Parts 14 and 15 relating to the built environment.

DDA Standards

- Disability (Access to Premises- Building) Standards 2024 (APS)
- Disability Standards for Accessible Public Transport 2002 (DSAPT)
- Disability Standards for Education 2005

NCC Vol 1, 2 & 3

- Volume 1 Building Code of Australia (BCA) Class 2 to 10 buildings and some class 1b and 10a buildings relating to requirements for people with disabilities
- Volume 2 Building Code of Australia (BCA) Class 1 and 10 buildings
- Volume 3 Plumbing Code
- ABCB Livable Housing Design Standards (does not currently apply to NSW)

Australian Standards

- Australian Standards referenced in the BCA/NCC/DDA Standards
- AS 1428.1 (2009) Design for access and mobility, Part 1: General requirements for access - New building work (incorporating amendments 1 and 2)
 - AS 1428.1 (2021) Design for access and mobility, Part 1: General requirements for access - New building work
 - AS 1428.1 (2001) Design for access and mobility, Part 1: General requirements for access - New building work - Part I2 of the BCA and DSAPT only
 - AS 1428.1 Supplement (1993) -Design for access and mobility, Part 1: General requirements for access — Buildings — Commentary (Supplement to AS 1428.1-1993)- Part I2 of the BCA and DSAPT only
 - AS 1428.2 (1992) Design for access and mobility, Part 2: Enhanced and additional requirements — Buildings and facilities- Part I2 of the BCA and DSAPT only
 - AS 1428.4 (1992) Design for access and mobility, Part 4: Tactile ground surface indicators for the orientation of people with vision impairment- Part I2 of the BCA and DSAPT only
 - AS 1428.4.1 (2009) Design for access and mobility, Part 4.1: Means to assist the orientation of people with vision impairment — Tactile ground surface indicators (incorporating amendments 1 and 2)
 - AS/NZS 2890.6 (2009) Parking facilities, Part 6: Off-street parking for people with disabilities
 - AS 1735.12 (1999) Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities (incorporating amendment 1)
 - AS 4586 (2013) Slip resistance classification of new pedestrian surface materials (incorporating amendment 1)
 - AS 1680.0 (2009) Interior lighting, Part 0: Safe movement

SEPP

- State Environmental Planning Policies (SEPP)
- SEPP Housing 2021

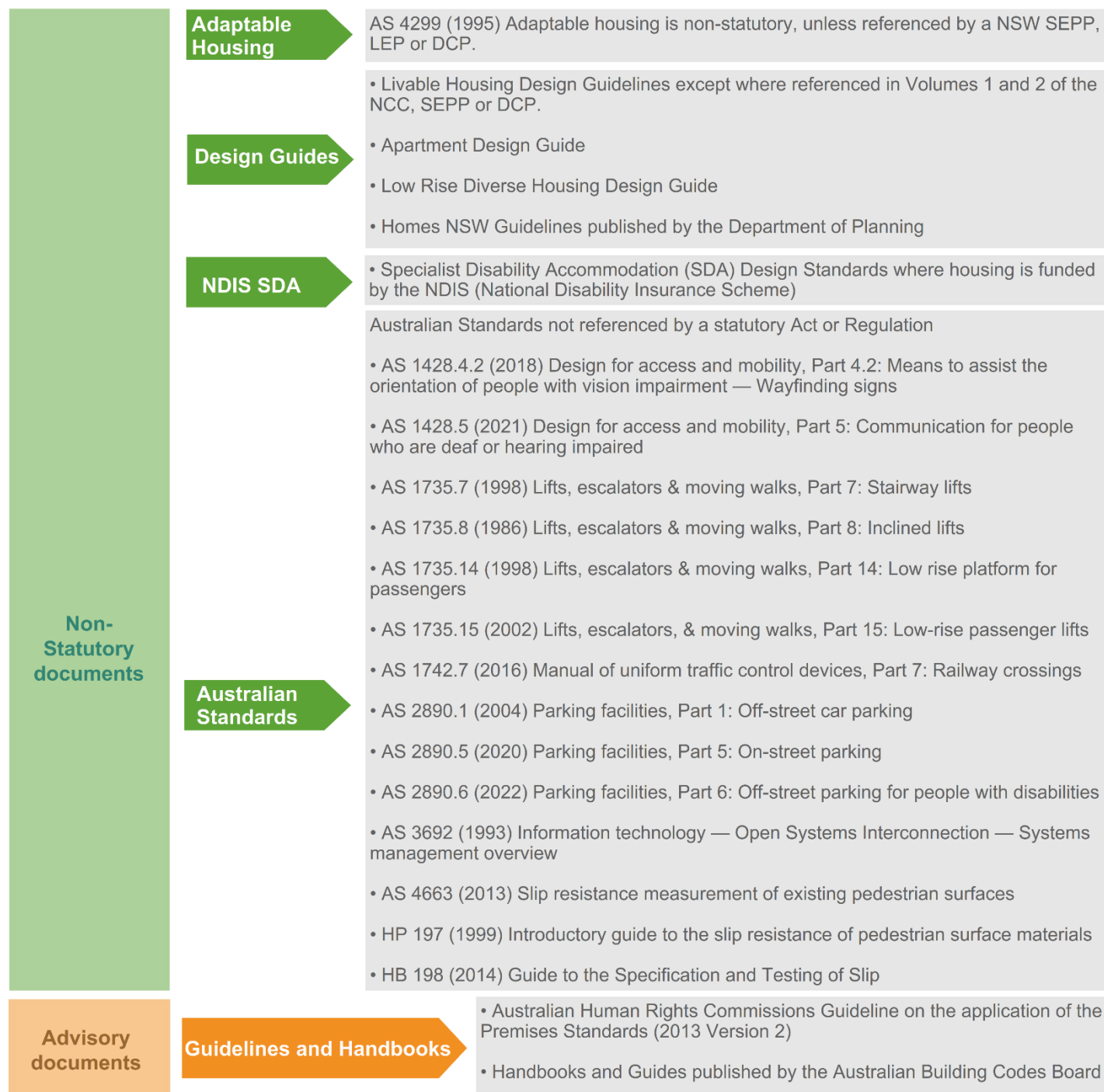
LEP

Local Environmental Planning Policies (LEP)

DCP

Development control plans (DCP)

Hierarchy of Access-related Legislation and Standards (continued)



Disability Discrimination Act 1992

The federal Disability Discrimination Act 1992 provides protection for everyone in Australia against discrimination based on disability. Sections 23 and 24 of the DDA focuses on the provision of equitable and dignified access to premises, goods, services and facilities for people with mobility, sensory and cognitive disabilities.

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

Compliance with Access to Premises Standards gives certainty to building certifiers, building developers and building managers that if access to new parts of the building 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 buildings or new parts of an existing building and the “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 where a complaint is made. Scope of DDA extends beyond the building fabric and also includes furniture, fittings, building management, employment, education, accommodation, clubs, sport and the administration of Commonwealth laws and programs.

Compliance assessment with Disability (Access to Premises - Buildings) Amendment Standards 2010 (APS) for Existing Buildings

Affected part upgrades

Requirement:

- In general, APS covers new building work to existing buildings, such as an extension or an upgrade.
- APS only applies to the part of the building that is the subject of the building approval application (i.e., new, and modified works) and the 'affected part' of works.
- Application of the APS to the new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application.
- The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work.
- When the 'affected part' is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel.
- Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step.

Compliance Capable of compliance

Comments

As stated in the above requirements, APS only applies to,

- New works,
- Modified works and
- Works within the 'affected part'

Given that the development involves a change in building classification and use, the entire development is required to comply with Access related requirements.

Details to be verified at the CC stage of works.

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

This development consists of Additions and Alterations to an existing building, however it involves change in use and building classification and therefore compliance is required to the full development

BCA 2022 Part D4 Access for People with a Disability D4D2 General building Access requirements

SOU refers to a Sole Occupancy Unit

Requirement

Class 3 - residential boarding house, hostel accommodation or similar

Access is required:

- From a required accessible pedestrian entrance to at least 1 floor with SOUs and to the entry of doors of each SOU on that level.
- To and within 1 of each type of room or space in common use.
- 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:

- Not more than 2 Accessible SOUs to be located adjacent to each other.
- Where more than 2 Accessible SOUs are required, they are to represent a range of available rooms.

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

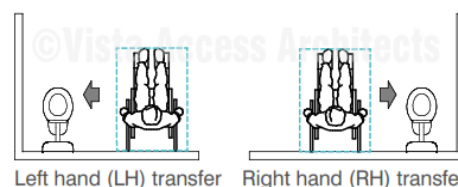
Capable of compliance

Comments

- The development has a total of 60 Bedrooms and therefore 3 Bedrooms are required to be provided, representing the range of available rooms.
- No more than 2 Accessible SOUs are adjacent to each other.
- Accessible SOUs have been provided with LH / RH transfer accessible toilets as shown below to satisfy the requirement of range of available rooms.

Internal layouts of bathrooms have not been provided an even mix of LH and RH ensuite will be required. The below SOUs are nominated as being Accessible on plans

	House A	House B
Bedroom / Sou numbers as noted on plans	13, 24, 29&30	17, 27



- Access is required to be provided from the main pedestrian entry doorway to the entry doors of all SOUs on all floor levels by means of accessible pathways.
- Where common use areas are on a floor that is accessible by means of a ramp or lift (Ground floor level in this case), access is required to be provided to the same.
- Access is required to be provided to at least 1 of each common use areas. Where common use areas have a common use kitchen / laundry / BBQ area there to achieve minimum accessibility provide:
 - A minimum clear depth of 1540mm (for minimum length of 2070mm) forward of any common use kitchen / laundry / BBQ benchtop
 - A long lever tap, to any provided sink, with front of the benchtop (or where standalone sink/basin is provided, to the front of the sink/basin) to be maximum 300mm to operable parts of the tap. Operable parts mean the end point of the lever measure throughout its arc of movement. Alternatively, a sensor tap to be provided where the sensor can be activated within 300mm.
 - A (30x30mm switch size) double GPO fully within 300mm from the front edge of the benchtop.
- Access is required to be provided to common use garbage storage area.
- When bin storage is within a room, door circulation space is required to the room clear of any bins or encroachments.
- Access is required to common use letterbox area with min 1540x2070mm flat circulation space in front of the letterboxes with letterboxes for adaptable or accessible units being within 600 to 1100mm from FFL and minimum 500mm from any internal corner.
- All common use accessway widths are to be a minimum of 1M clear measured from skirting to skirting (increases to comply with door circulation spaces where doorways provided) with vertical clearance of at least 2M or 1.98M at doorways.

Additional advisory note for any common use kitchen/laundry or BBQ areas (where provided)

- It is recommended that kitchen / BBQ areas could be made partially accessible by providing a workspace of 900mm width next to the sink/cooktop/BBQ as vacant space (without cabinetry under the bench top)

Advisory note for Reception tables (where provided)

- 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

Details to be verified at CC stage of works.

Requirement

Class 5 - Commercial

- To and within all areas that are normally used by the occupants.

Class 9b - Assembly building not being a schools and early childhood centres.

- To wheelchair seating spaces (if applicable have been assessed further on in the report).
To all areas except tiers that do not contain wheelchair seating spaces.

Compliance

Capable of compliance

Comments

- Access has been provided to and within all areas required to be accessible.
- Access has been provided to all common use areas. Where common use areas have a common use kitchen / laundry / BBQ area there to achieve minimum accessibility provide:
 - A minimum clear depth of 1540mm (for minimum length of 2070mm) forward of any common use kitchen / laundry / BBQ benchtop
 - A long lever tap, to any provided sink, with front of the benchtop (or where standalone sink/basin is provided, to the front of the sink/basin) to be maximum 300mm to operable parts of the tap. Operable parts mean the end point of the lever measure throughout its arc of movement.

- Alternatively, a sensor tap to be provided where the sensor can be activated within 300mm.
- A (30x30mm switch size) double GPO fully within 300mm from the front edge of the benchtop.
 - All common use accessway widths are to be a minimum of 1M clear measured from skirting to skirting (increases to comply with door circulation spaces where doorways provided) with vertical clearance of at least 2M or 1.98M at doorways.

Details to be verified at CC stage of works.

BCA 2022 Part D4D3 Access to buildings

Requirement

Accessway is required from:

- Main pedestrian entry door for existing buildings (as per APS)
- Any other accessible building connected by a pedestrian link.
- Accessible car parking spaces.

Compliance

Capable of compliance

Comments

- Level Access has been proposed from the main pedestrian entry at the site boundary. However, details will need to be verified at CC to ensure that this is achievable
- Access has been provided from accessible car parking spaces by means of an accessible pathway.

Details to be verified at CC stage of works.

Requirement

Common use External Walkway / Pedestrian access requirements as per AS1428:

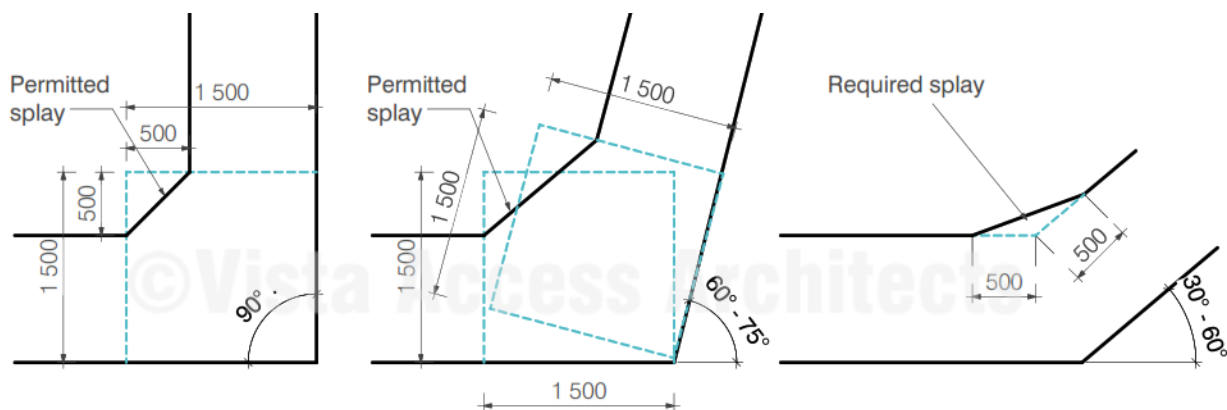
- Accessible path of travel to have a gradient no steeper than 1 in 20 and a maximum cross fall or landings to be maximum of 1:40 (or maximum 1:33 for bitumen).
- Landings are required as below
 - for 1:20 grade walkways, 1200mm flat landings are required every 15M intervals
 - for 1:33 grade walkways, 1200mm flat landings are required every 25M intervals
 - for walkways with gradients between 1:33 and 1:20, 1200mm flat landings are required at intervals obtained by linear interpolation.
 - Above intervals can be increased by 30% where at least one side of walkway has a kerb or kerbrail with handrail or a wall with a handrail.
 - For walkways shallower than 1:33 no landings are required.
- The floor surface abutting the sides of the walkway to be provided with
 - a firm and level surface (of a different material) at the same level and grade of the walkway and extend horizontally for a minimum of 600mm, or
 - 150mm high kerb (can be reduced to 65 if required), or
 - kerb-rail with handrail, or
 - wall / fence / balustrade or similar barrier
- At 60° to 90° bends in pathways provide a 1500mmx1500mm space with maximum 500mm splay at internal corner.
- At 30° to <60° bends in pathways that are less than 1200mm provide a splay of 500mm at internal corner.

Compliance

Capable of compliance

Comments

Details to be verified at the CC stage of works.



[Image description: Spatial requirements of walkways with bends as per AS1428.1]

Requirement

Requirements for Curved walkways, ramps, and landings

Curved ramps and walkways (with a maximum inside radius of 5M) and landings shall comply with the requirements of AS1428.1

Compliance

Capable of compliance

Comments

Details to be verified at the CC stage of works.

Requirement

Common use floor or ground surfaces requirements:

- 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 0+/- 3mm vertical or 0+/-5mm, provided the edges are bevelled or rounded. This also applies to abutting pavers
- Where joints are provided in pavers, the mortar joints to be between 1-12mm with maximum depth of 2mm. Paver profile and mortar joint variation to not exceed 2mm.

Grates if used in the accessible path of travel are required to comply with the following:

- Circular openings maximum of 13 mm in diameter
- Slotted openings to be not greater than 13mm wide and not greater than 150mm long and be oriented so that the long dimension is transverse to the dominant direction of travel. Where slotted openings are less than 8mm, the length of the slots may continue across the width of paths of travel
- Linear openings to be oriented so that the longer dimension is transverse to the dominant direction of travel, except where linear openings are less than 8 mm wide, there the orientation is optional.

Timber decking and boardwalks

The gap between boards depends on the type of board used and the location of installation

- For decking boards maximum 150mm wide the installation to be have maximum 6mm gap.
- Adjacent boards shall be level within a maximum vertical 3mm tolerance
- For decking boards over 150mm wide the gap may be increased to maximum of 10mm. Where the gap exceeds 8mm the boards shall run transverse to the direction of travel.

Compliance

Capable of compliance

Comments

Details to be verified at the CC stage of works.

Requirement

Accessway is required through:

- Principal pedestrian entry; and
- Not less than 50% of all pedestrian entrances; and
- In building with floor area over 500m², a non-accessible entry must not be located more than 50M from an accessible entry.

Compliance

Capable of compliance

Comments

50% of the pedestrian entries, including the main entry are required to be designed to be accessible with a non-accessible entry not more than 50M from an accessible entry.

Requirement

All common use doorways and doorways to and within Accessible units are to comply with AS1428.1 and the below requirements

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)

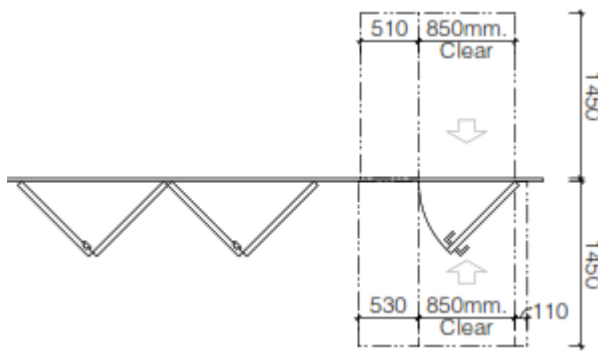
Doorway requirements

- All common use doorways in the development within accessible path of travel (other than doorways non-accessible sanitary facilities) to have a clear opening of at least 850mm with appropriate door circulation spaces in accordance with AS1428.1. 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.
- Ambulant toilet cubicle door to have a clear door opening of 700mm.
- Space required for door circulation spaces to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space).
- Door thresholds are to be level, or they can incorporate a doorway threshold ramp with a maximum grade of 1:8, for maximum rise of 35mm and a maximum length of 280mm and located within 20mm of the door leaf, with edges to be tapered or splayed at a minimum of 45° where it does not abut a wall.
- Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building.
- Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
- 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
- Luminance contrast requirements to doorways and other glazed areas to comply with AS1428.1
- Door reveals depth to be maximum of 300mm to the door face.
- Apart from main entry door and doors to any accessible toilets, the door handle height requirements can be varied if required for Childcare centres, swimming pool barriers or similar situations where the location of the opening and locking controls is prescribed by the relevant statutory authority.

Glazed viewing panels in doorway requirements (where compliance is required with AS1428.1-2021)

- Glazed viewing panels in doors to be as per AS1288
- The lower edge of the glazing should be no more than 1000 mm above FFL
- The upper edge of the glazing should be not less than 1600 mm above FFL

[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1 for clear opening of 850mm]



Where bi-fold doorways have been provided, one door panel is to be provided such that it can be used as an 850mm clear opening hinged door with door circulation spaces as per AS1428.1

[Image description: Bi-fold type doorway showing provision of a hinged door]

BCA 2022 Part D4D4 Parts of buildings required to be accessible

Requirement

- Every common use **Ramp** with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with AS1428.1

Compliance N/A

Comments

This type of ramp has not been identified within the new works, modified works or works within the affected part.

Requirement

Step ramp if provided in common use areas is to be compliant with AS1428.1 and NCC/BCA

Compliance N/A

Comments

This type of ramp has not been identified within the new works, modified works or works within the affected part.

Requirement

- Kerb ramp** if provided in common use areas is to be compliant with AS1428.1

Compliance N/A

Comments

This type of ramp has not been identified within the new works, modified works or works within the affected part.

Requirement

- Every **Stairway** in common use areas (excluding fire-isolated stairway) is to be compliant with AS1428.1 as required.

Compliance N/A

Comments

This type of stairway has not been identified within the new works, modified works or works within the affected part.

Requirement

- Every **Fire-isolated Stairway** is to be compliant with AS1428.1 as required

Compliance N/A

Comments

This type of stairway has not been identified within the new works, modified works or works within the affected part.

Requirement

Handrail requirements at mid landings

Option A- Handrails to extend a minimum of 300mm horizontally past the nosing

Option B- Handrail to extend at least one tread depth parallel to the landing before turning

Compliance N/A

Comments

N/A

Requirement

Nosing for common use fire-isolated and non-fire-isolated stairways to comply with AS1428.1

Compliance N/A

Comments

N/A

Requirement

Slip resistance to comply with **BCA 2022, Table D3D15** and AS2890.6 when tested in accordance with AS4586 and AS4663

BCA 2022 Table D3D15 Slip –resistance requirements when tested in accordance with AS4586:

Application (common use areas)	Surface conditions	
	Dry	Wet
Ramp (and accessways to accessible parking spaces) 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
Accessways to accessible parking spaces not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface for ramps and stairways	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4
Accessible parking spaces and shared areas	P3 or R10	P4 or R11

HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces

Compliance Capable of compliance

Comments

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 at CC stage of works.

Requirement

Every **Passenger lift** is to comply with the requirements of **BCA 2022, E3D7**.

Compliance N/A

Comments

No lifts have been identified in the development

Requirement

Passing spaces requirement

It is a requirement to provide passing spaces in common use 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.

Compliance Capable of compliance

Comments

Adequate passing are required to be provided

Requirement

Turning spaces requirement

It is a requirement to provide turning spaces in common use 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. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).

Compliance

Capable of compliance

Comments

- Adequate turning spaces are required to be 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.
- Where the passageway is more than 20M long and therefore a space of 1540mmx2070mm are required to be provided at maximum 20M intervals.

Details to be verified at CC stage of works.

Requirement

Carpet specifications

- Carpet if used in areas required to be accessible (in common use areas, or areas within accessible SOUs) 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.

Abutting floor coverings shall have a smooth transition. At the leading edge, carpet trim and mat edges shall have a vertical face no higher than 3mm, or a rounded or bevelled edge no higher than 5mm or above that height a gradient of 1:4 up to a maximum of 10 mm.

Compliance

Capable of compliance

Comments

Applies only if carpets are provided in the common use areas of residential component (including within any Accessible units) and to all commercial use areas

Details to be verified at CC stage of works.

BCA 2022 Part D4D5 Exemption

Requirement

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

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

Compliance

For information only

Comments

Areas such as lift machine rooms, fire services room, commercial kitchens, areas in childcare centres such as nappy change room or cot rooms etc or exclusive staff use areas in storage facilities. in the development are exempted from providing access under this clause due to WHS concerns.

Where a caretaker 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 2022 Part D4D6 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

- Accessible SOUs to the total number of SOUs or
- Accessible bedrooms to the total number of bedrooms

Calculated to the next whole number

For Accessible parking requirements for residential part of school, accommodation for the aged, the disabled or children, residential part of health care building etc.

- 1 space per 100 carparking spaces

Compliance

Capable of compliance

Comments

Total number of accessible parking spaces required as per the formula listed above in the requirements
= 2

Total number of accessible parking spaces provided as per the formula listed above in the requirements
= 2

Requirement

Class 5

- 1 Accessible car parking space per 100 carparking spaces

Class 9b

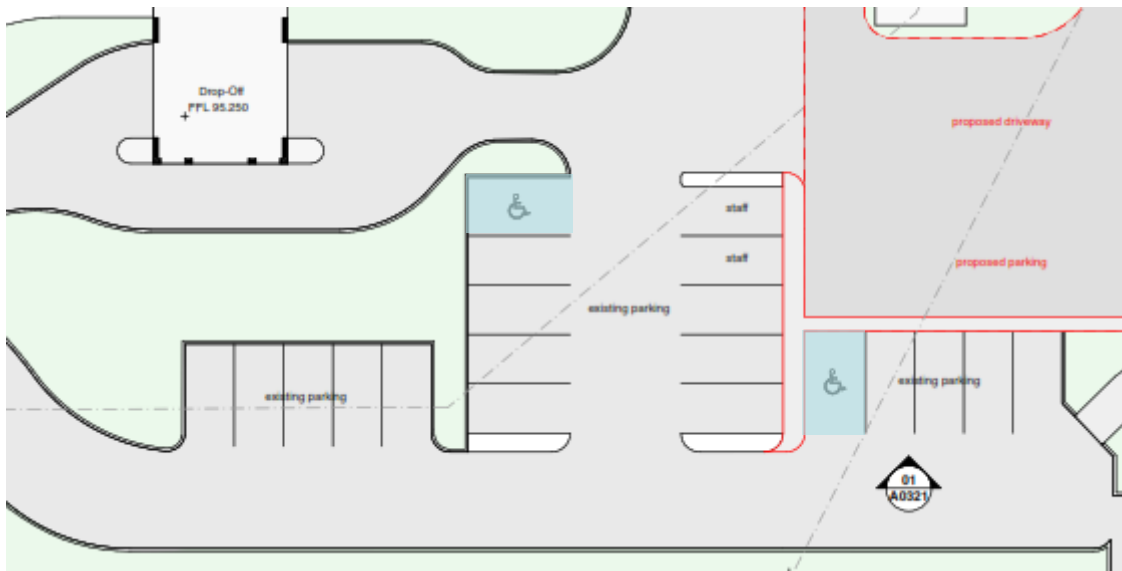
- School - 1 Accessible car parking space per 100 spaces provided
Other assembly building - 1 Accessible car parking space per 50 spaces provided and then additional 1 Accessible car parking space per additional 100 spaces provided

Compliance

Capable of compliance

Comments

If any car parking spaces are allocated specifically to the Class 5 or Class 9b components of work then additional accessible parking spaces will be required
This is to be assessed at CC stage of works.



[Image description: Plan of at grade parking areas above shows the provision of Accessible parking spaces]

AS2890.6-2009 requirements for Accessible car parking space

Requirement

Angle Parking AS 2890.6-2009

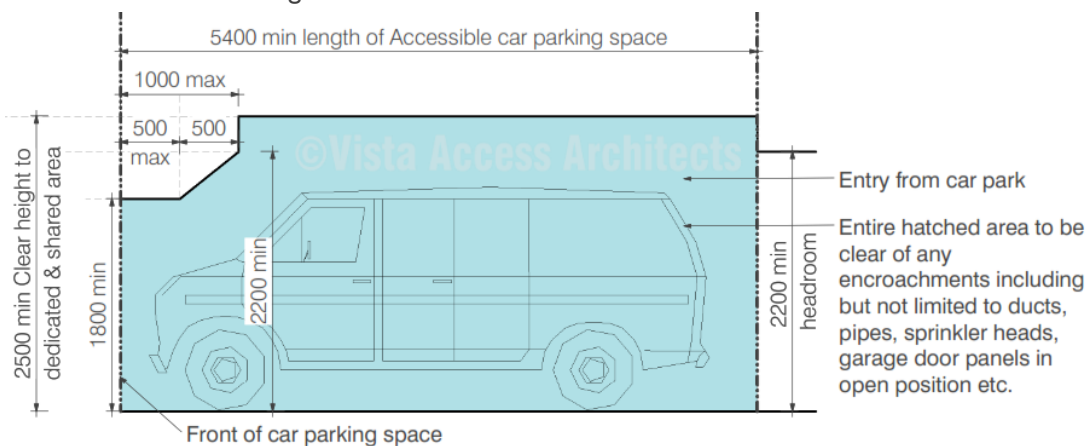
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors.
- Central Bollard in shared space at 800+/-50mm from entry point.
- Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking is not to be provided where the space is allocated to an Adaptable unit).
- Minimum headroom of 2.2M at entrances and 2.5M is required over shared space as well as dedicated spaces.
- Non-trafficked area of the shared space to have yellow marking strips at 45°, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
- Accessible parking spaces, shared areas and the pavement marking shall have slip resistance of P3/R10 in dry and P4/R11 in wet conditions.

Compliance

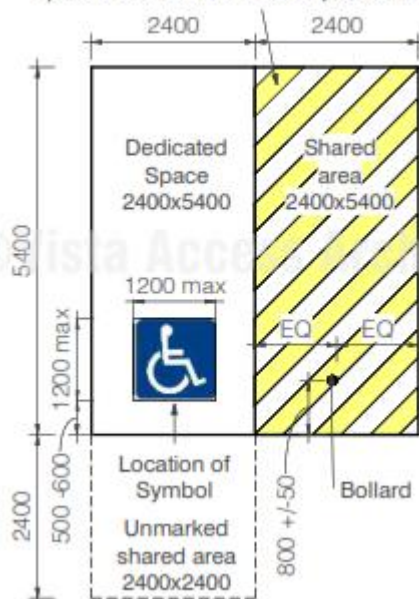
Capable of compliance with redesign at CC stage

Comments

Details to be verified at CC stage of works.



150-200 wide yellow diagonal stripes with spaces 200-300 between stripes at 45+/- 10°



[Image description: Diagram showing spatial requirements of AS2890.6-2009 including line marking, symbol and bollard requirements]

Access symbol is not to be provided when spaces are allocated to a particular residential unit or if less than 5 parking spaces are provided.

Additional recommendations as per AS2890.6-2022 (not currently mandatory):

Dedicated Bollard to have a height of minimum 1300mm with a minimum 300mm retro-reflective colour band, located at minimum 900mm in height above car parking floor that provides minimum 30% luminance contrast to the pavement.

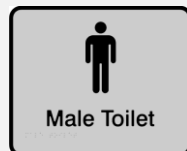
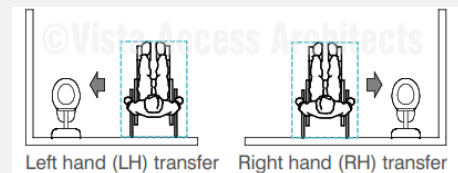
BCA 2022 Part D4D7 Signage

Requirement

Braille and Tactile signage are required to identify Accessible Sanitary facilities



[Image description: Diagram to help choose the correct signage based on LH/RH transfer]



International sign of access is required to signage to all accessible sanitary facilities (excluding SOUs within Class 1b or Class 3) and signage is required to identify if facility is for LH (left hand transfer) or RH (right hand transfer)

Compliance

Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Braille and Tactile signage are required immediately outside an airlock or doorway that leads to separate male, female and accessible toilets.



Compliance

Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Braille and Tactile signage are required to identify Ambulant Sanitary facilities



Place sign on ambulant toilet cubicle door.
[Image description: Image of Signage]

Compliance

Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Braille and Tactile signage is required to identify Hearing Augmentation

Compliance

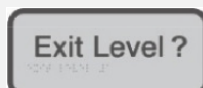
Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works

Requirement

Braille and Tactile signage is required to identify a Fire exit door required by [BCA2022](#), [E4D2](#) by stating the 'Exit' and 'Level', followed by either the floor level number or floor level descriptor or a combination of both of the above and located on the side that faces a person seeking egress



[Image description: Image of Signage The "?" shown in image is to be replaced with the floor level where the door is located]

Compliance

Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Signage is required to a non-accessible pedestrian entrance

Compliance

Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.

Directional signage incorporating the international symbol of access as per AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.

Compliance

Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Signage is required to a single hand pushing action device (example manual control button to an automated doorway) where the latch operation device is not located on the door leaf itself

Compliance

N/A

Comments

No automated doors have been identified on the plans. To be verified at CC

Requirement

Directional signage complying with [BCA 2022 Specification 15](#) must be provided at the location of each—

- i. bank of sanitary facilities; and
- ii. accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.



Arrow is indicative only and needs to point in the direction of the accessible toilet on side

Compliance

Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

All signage is required to be as per [BCA 2022 Specification 15 Braille and Tactile Signs](#)

This includes location of signage, specifications in regard to braille and tactile characters, luminance contrast and lighting.

Compliance

Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

BCA 2022 Part D4D8 Hearing Augmentation

Requirement

Hearing Augmentation requirements

- Where Hearing Augmentation is provided in form of an **induction loop**, it must be provided to not less than 80% of the floor area.
- Where Hearing Augmentation is provided in form of a **system that uses receivers**, it must be provided to not less than 95% of the floor area. The number of receivers:

For up to 500 persons	1 receiver per 25 persons or minimum of 2
For between 500-1000 persons	20 receivers + 1 per 33 persons over 500 persons
For between 1000-2000 persons	35 receivers + 1 per 50 persons over 1000 persons
For over 2000 persons	55 receivers + 1 per 100 persons over 2000 persons

A **screen or scoreboard** associated in Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning only.

Compliance	Capable of compliance
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Comments

Details to be verified at CC stage of works.

BCA 2022 Part D4D9 Tactile ground surface indicators (TGSIs)

Requirement

TGSIs are required when approaching:

- 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	Capable of compliance
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Comments

TGSI selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.

BCA 2022 D4D10 Wheelchair seating in Class 9b assembly buildings

Requirement

Where fixed seating is provided, there wheelchair seating spaces to be as below;

Up to 150	3 spaces	1 single + 1 group of 2
151-800	3 spaces + 1/50 over 150	1 single + 1 group of 2, ≥5 in a group
801-10000	16 spaces + 1/100 over 800	< 2 single + < 2 groups of 2, ≥5 in a group
>10000	108 spaces + 1/200 over 10000	< 5 single + < 5 groups of 2, ≥10 in a group

In a Cinema: When <300 seats, wheelchair spaces are not to be in the front row

When >300 seats, 75%, wheelchair spaces are not to be in the front row

Locations to represent the range of seating options available

Compliance N/A

Comments

No assembly areas with fixed seatings have been identified in the development.

BCA 2022 Part D4D12 Limitations on Ramps

Requirement

On an accessway:

- 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 N/A

Comments

No ramps have been identified in the development

BCA 2022 Part D4D13 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
- The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.

Compliance Capable of compliance

Comments

Glazing strips are required to be provided to full height glazed areas (doors and windows) used in common use areas such as lift lobbies and common passageways in residential components, within Accessible units and in all commercial/retail use components

Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and details are to be verified at CC stage of works.

BCA Part F Accessible Sanitary Facilities

BCA 2022 Part F4D5 Accessible Sanitary facilities

Requirement

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

- It can be entered without crossing an area reserved for 1 sex only
- Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations
- Even distribution of LH and RH facilities
- An accessible facility is not required on a level with no lift / ramp access.

Compliance

Capable of compliance

Comments

At this point plans do not detail the interior of the nominated toilets. Compliance with accessible and ambulant toilet requirements will need to be assessed at CC stage of works once more detailed plans are available

BCA 2022 Part F4D6 Accessible unisex sanitary compartments

Requirement

Class 3

- 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

Capable of compliance

Comments

At this point plans do not detail the interior of the nominated toilets. Compliance with accessible and ambulant toilet requirements will need to be assessed at CC stage of works once more detailed plans are available

Requirement

Class 5 or 9

- 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

Capable of compliance

Comments

At this point plans do not detail the interior of the nominated toilets. Compliance with accessible and ambulant toilet requirements will need to be assessed at CC stage of works once more detailed plans are available

BCA 2022 Part F4D7 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

Capable of compliance

Comments

At this point plans do not detail the interior of the nominated toilets. Compliance with accessible and ambulant toilet requirements will need to be assessed at CC stage of works once more detailed plans are available

Requirement

Class 5 or 9

When BCA requires provision of 1 or more showers, then 1 for every 10 showers.

Compliance

Capable of compliance

Comments

At this point plans do not detail the interior of the nominated toilets. Compliance with accessible and ambulant toilet requirements will need to be assessed at CC stage of works once more detailed plans are available

Requirement

Accessible unisex toilet is to be designed in accordance with AS1428.1

Compliance

Capable of compliance

Comments

At this point plans do not detail the interior of the nominated toilets. Compliance with accessible and ambulant toilet requirements will need to be assessed at CC stage of works once more detailed plans are available

Requirement

Showers for Accessible use are to be designed in accordance with AS1428.1

Compliance

Capable of compliance

Comments

At this point plans do not detail the interior of the nominated toilets. Compliance with accessible and ambulant toilet requirements will need to be assessed at CC stage of works once more detailed plans are available

Requirement

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

Compliance Capable of compliance

Comments

At this point plans do not detail the interior of the nominated toilets. Compliance with accessible and ambulant toilet requirements will need to be assessed at CC stage of works once more detailed plans are available

Requirement

Ambulant use toilets are to be designed in accordance with AS1428.1

Compliance Capable of compliance

Comments

At this point plans do not detail the interior of the nominated toilets. Compliance with accessible and ambulant toilet requirements will need to be assessed at CC stage of works once more detailed plans are available

BCA 2022 Part F4D2 Bathtub in Class 3 residential care buildings

Requirement

- (c) For facilities in Class 3 residential care buildings, the following applies:
- (i) For residents in each building or group of buildings, provide—
 - (B) a suitable bath for each 30 residents or part thereof.

Compliance N/A

Comments

N/A Development has not been identified as a residential care.

Accessible SOU requirements

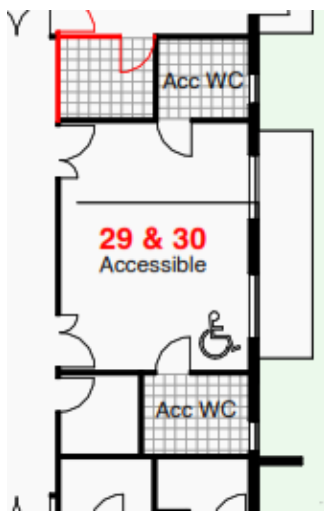
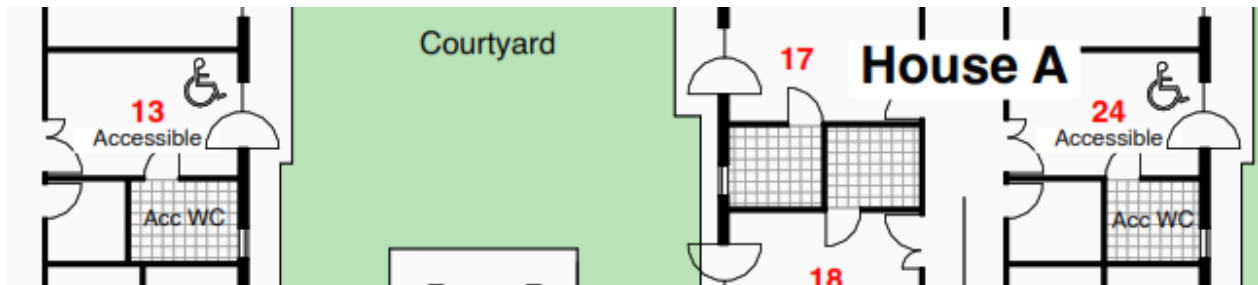
BCA does not specify the features required for an Accessible SOU. The following are selected features of AS1428.1 which are considered suitable for an Accessible SOU.

The development has a requirement for 3 Accessible SOUs however 6 are provided.

The nominated Accessible SOUs are Unit numbers,

House A- 13, 24, 29&30

House B- 17, 27



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	✓	✓	Capable of compliance 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	✓	✓	Capable of compliance Details to be verified at the CC stage of works.
3 Laundry Where internal or common use laundry provided, <ul style="list-style-type: none"> A minimum clear depth of 1540mm (for minimum length of 2070mm) forward of laundry benchtop a long lever tap, to any provided sink with part of the lever arm being within 300mm from the front edge of the benchtop 	✓	✓	Capable of compliance 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.	✓	✓	Capable of compliance 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.	✓	✓	Capable of compliance Details to be verified at the CC stage of works.
6 Kitchen / Kitchenette Where internal or common use kitchenette provided, <ul style="list-style-type: none"> A minimum clear depth of 1540mm (for minimum length of 2070mm) forward of any common use kitchen / laundry / BBQ benchtop a long lever tap, to any provided sink with the lever arm being within 300mm from the front edge of the benchtop for full arc of operation a (30x30mm switch size) double GPO fully within 300mm from the front edge of the benchtop. Consideration to be given (advisory only) to provision of an 850mm section without base cabinetry or removable cabinetry to allow for access to benchtop and a benchtop space of 800mm between the fridge and cooktop.	✓	✓	Capable of compliance Details to be verified at the CC stage of works.
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.	✓	✓	Capable of compliance Details to be verified at the CC stage of works.
8 Flooring			

Requirements as per AS1428	R	C	Comments
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 which include	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Capable of compliance Details to be verified at the CC stage of works.
<ul style="list-style-type: none"> ▪ Rocker action / toggle switches to be provided in with a minimum size of 30mmx30mm located 900-1100mm above FFL and not less than 500mm from internal corners except where on the architrave on the latch side of the door. ▪ GPOs to be located between 600-1100mm above FFL and minimum of 500mm from any internal corners 			

Statement of Experience

Vista Access Architects specialises in disability access consultancy services including, Disability Access and inclusion requirements, Access Performance Solutions under the NCC, NDIS SDA Certifications, Livable Housing Certifications and Changing Places Certifications.



Farah Madon - Director

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor
- Changing Places Assessor

- Accredited and Fellow member of the Access Consultants Association (ACA) - 281
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00001
- Architect registered with the NSW Architect's Registration Board - Registration 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice Member 49397
- Registered Assessor of Livable Housing Australia - Registration 10032
- Global Alliance on Accessible Technologies and Environments (GAATES) - BE-02-021-20
- Registered Assessor of Changing Places Australia - Registration CP006

Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- International Certification of Accessibility Consultants – Built Environment (ICAC-BE) Program, Level 2 Advanced Accessibility Consultant
- Diploma of Access Consulting

Farah has 20 years of experience of working in the field of Architecture and Access.

Farah is the lead author of the NDIS SDA Design Standard. She has been invited on multiple occasions as an expert witness for Access related matters in the NSW Land and Environment Court.

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

- President of Access Consultants Association (previously known as ACAA)
- Member of Standards Australia's ME-064 Committee responsible for the AS4299 and AS1428 suite of standards.
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's National Enabling Architecture Committee (NEAC)
- Member of Changing Places Australia Technical Advisory Team

Some Recent Awards presented to Farah include:

- 2023 Mulgoa Local Woman of the Year
- 2022 ACAA Fellow Award
- 2021 Australian Access Awards - Winner for the Educational App of the Year - SDA Tools
- 2021 Excellence in Inclusion - Altitude Awards
- 2019 Penrith Citizen of the Year
- 2019 ACAA Access Inclusion Award





Vanessa Griffin

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor
- Changing Places Assessor

- Accredited member of ACA (previously ACAA) - 500
- NDIS Accredited SDA Assessor SDA00009
- Registered LHA Assessor - 20035
- Registered Assessor of Changing Places Australia - CP010



Jenny Desai

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor

- Accredited member of ACA (previously ACAA) - 572
- NDIS Accredited SDA Assessor SDA00043
- Registered LHA Assessor - 20242
- Master's degree in Design M.Des



Art Phonsawat

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor

- Accredited member of ACA (previously ACAA) - 695
- NDIS Accredited SDA Assessor
- Registered LHA Assessor



Trin Woo

- ACA Affiliate Access Consultant

- Affiliate Member of ACA (previously ACAA) - 776
- Bachelor's degree in Architecture B.Arch



Swapna Menon

- ACA Affiliate Access Consultant

- Affiliate Member of the ACA (previously ACAA) - 798
- Bachelor's degree in Architecture B.Arch



Rushi Pansare

- ACA Affiliate Access Consultant

- Affiliate Member of ACA (previously ACAA) - 898
- Bachelor's degree in Architecture B.Arch

