

Development Application **ACCESS REPORT**

Reference Number: 25028

Client: Bluesox Pty Ltd

Site Address: 3 Memory Avenue, Crookwell, 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 **3 Memory Avenue, Crookwell, NSW**

The development is within Upper Lachlan Shire Council LGA and proposes a **New Building**. The development has building classification as detailed below:

- 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
- AS1428.1-2009 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.

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



Rushi Pansare

Access Consultant

ACAA Affiliate Membership number 898



Peer reviewed by



Farah Madon

Accredited Access Consultant and LHA Assessor

ACAA Accredited Membership number 281

Qualified- Diploma in Access Consulting

LHA Assessor Licence number 10032



Vista **Access Architects** Pty. Ltd.



Project Ref: 25028

Page 2 of 24

Relevant Dates:

Fee proposal, number FP-240844 dated **26-09-2024**. Fee proposal was accepted by Client on **14-02-2025**

Assessed Drawings:

The following drawings by Baubourg Architects have been assessed for compliance.

| Drawing no | Issue | Date | Details |
|------------|-------|------|-------------------|
| DA-01 | A | 2025 | Site Plan |
| DA-02 | A | 2025 | Ground Floor Plan |

Document Issue:

| Issue | Date | Details |
|---------|------------|-------------------------------|
| Draft 1 | 03-04-2025 | Issued for Architect's review |
| A | 05-05-2025 | Final Issue |

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

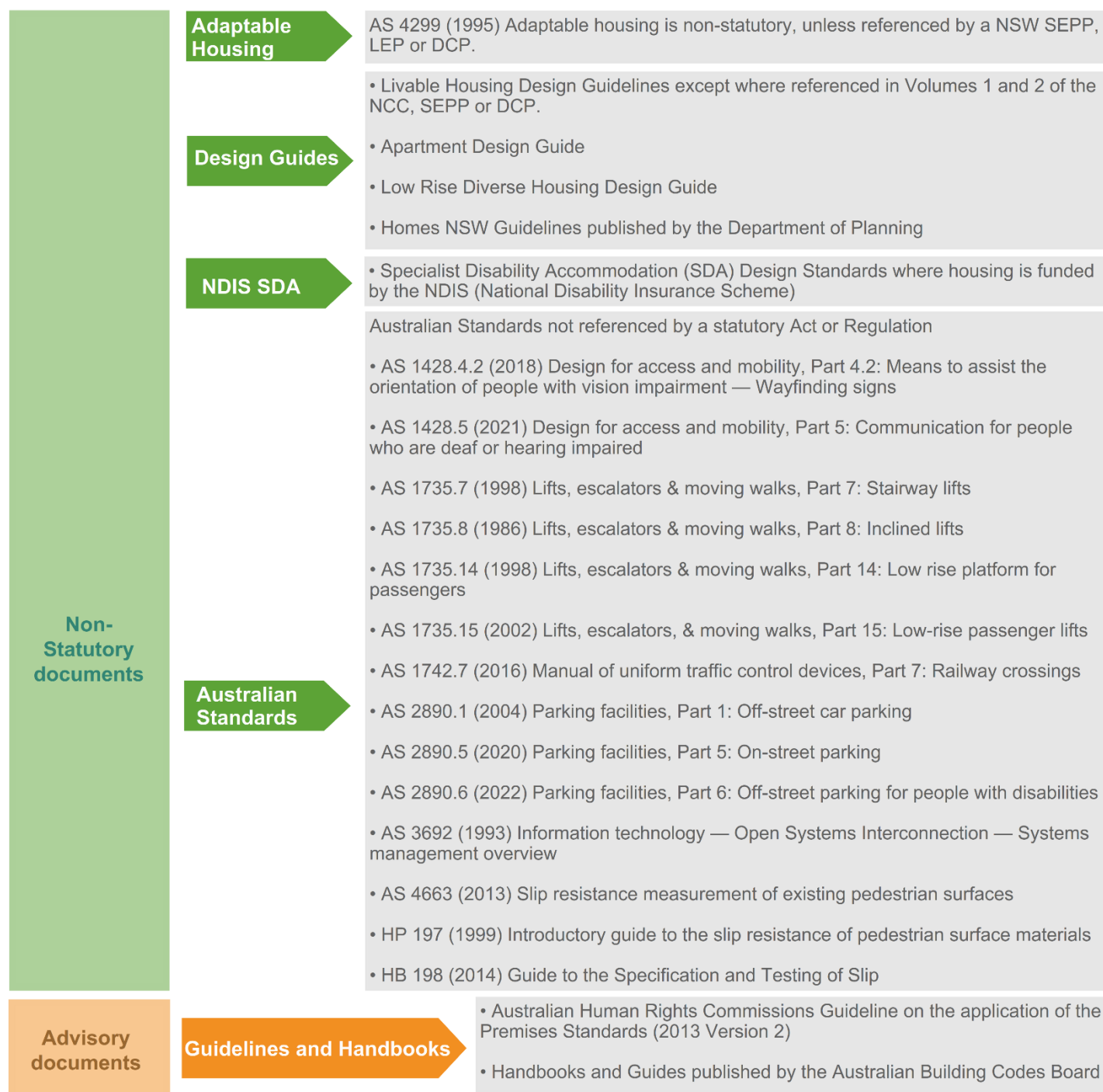
LEP

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

Development consists of a new building and therefore compliance is required to full development

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

Requirement

Class 9b - Schools and early childhood centres.

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

Compliance

Complies

Comments

- Access has been provided to and within all areas required to be accessible.
- Access has been provided to common use garbage storage area
- 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.
- Access has been provided to each of common use areas. Where common use areas have a common use kitchen / laundry / craft sinks / 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 / craft sinks / 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.

Additional advisory note for any common use kitchens/laundry/craft sinks 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.

BCA 2022 Part D4D3 Access to buildings

Requirement

Accessway is required from:

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

Compliance

Complies

Comments

- Level Access has been provided from the main pedestrian entry at the site boundary.
- Access has been provided from accessible car parking spaces by means of accessible pathways

Details to be verified at CC stage of works.

Requirement

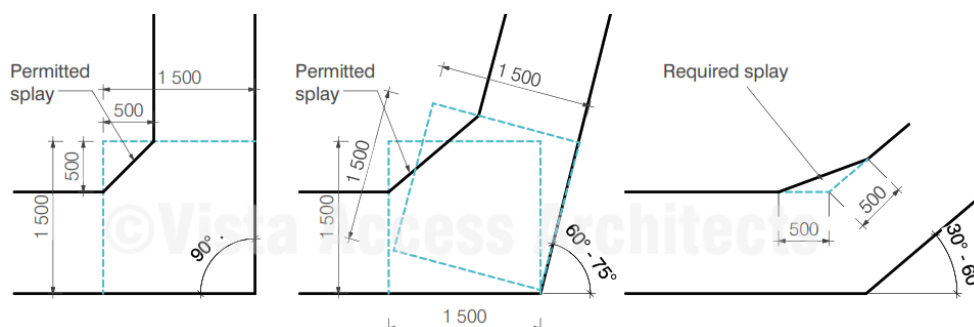
Common use External Walkway / Pedestrian access requirements as per AS1428:

- 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

Complies with spatial requirements

Comments



Details to be verified at the CC stage of works.

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

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

Complies

Comments

The building has only 1 pedestrian entry, which has been designed to be accessible

Requirement

All common use doorways **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
- In width, the glazing should extend to within not more than 200 mm from the latch edge of the door and be not less than 150 mm wide.

Compliance

Complies with spatial requirements

Comments

Details to be verified at the CC stage of works.

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 in the development.

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 in the development.

Requirement

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

Compliance Complies with spatial requirements

Comments

Where this type of stairway is provided, the details of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.

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 in the development.

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 N/A

Comments

There are no accessways over 20M 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 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

Complies with spatial requirements

Comments

- Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway.

Details to be verified at CC stage of works.

Advisory note

Where furniture layouts have been decided in developments, ensure that 1M clear space is available around all furniture and that a turning space of 1540mmx2070mm (in the direction of travel) is provided in areas where travel is no longer possible and a person in a wheelchair would be required to make a 180° turn

Requirement

Carpets, when provided in common use areas or areas with accessible SOUs to comply with AS1428.1

Compliance

Capable of compliance

Comments

Use of carpets have not been identified in the common 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 9b

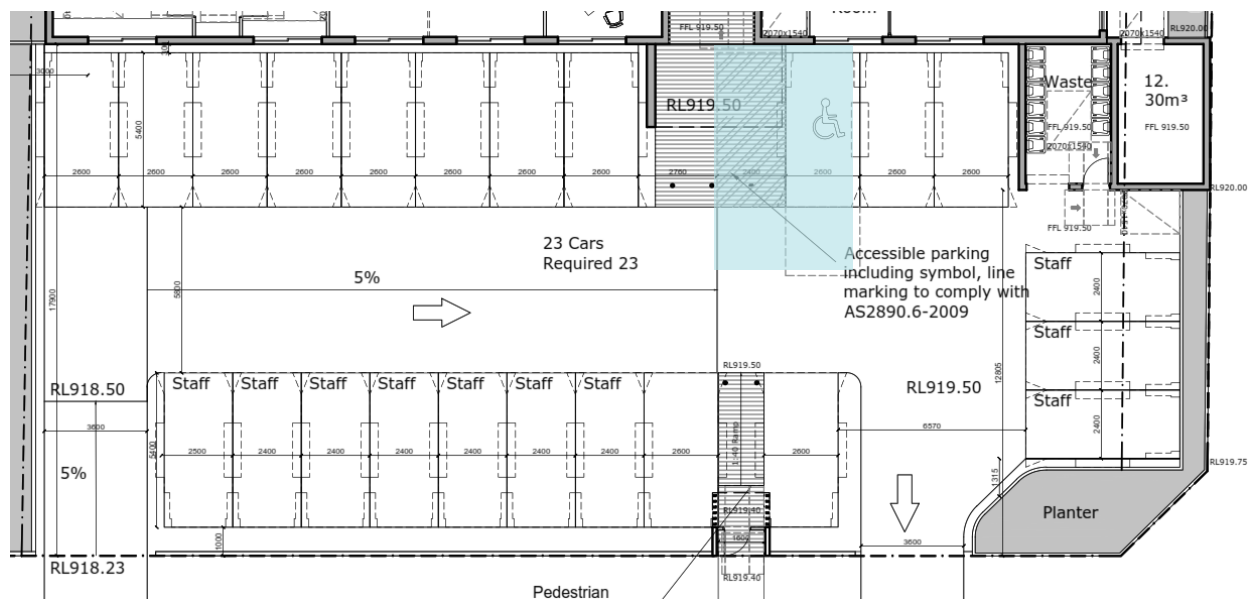
- School - 1 Accessible car parking space per 100 spaces provided
- Other assembly building - 1 Accessible car parking space per 50 spaces provided and then additional 1 Accessible car parking space per additional 100 spaces provided

Compliance

Complies

Comments

Total number of Accessible parking spaces required / provided in the development = 01



[Image description: Ground floor Plan above shows the provision of Accessible parking spaces]

AS2890.6-2009 requirements for Accessible car parking space

Requirement

Angle Parking AS 2890.6-2009

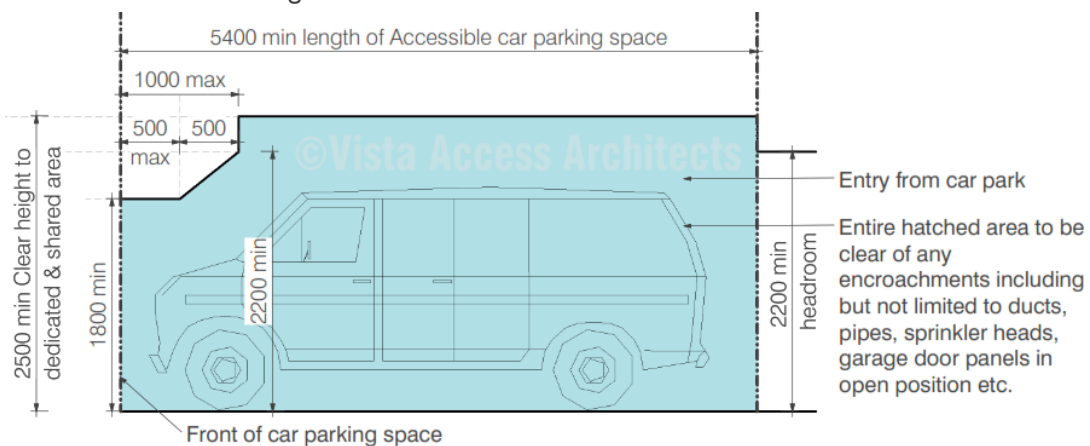
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors.
- Central Bollard in shared space at 800+/-50mm from entry point.
- Pavement marking in dedicated space by means 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

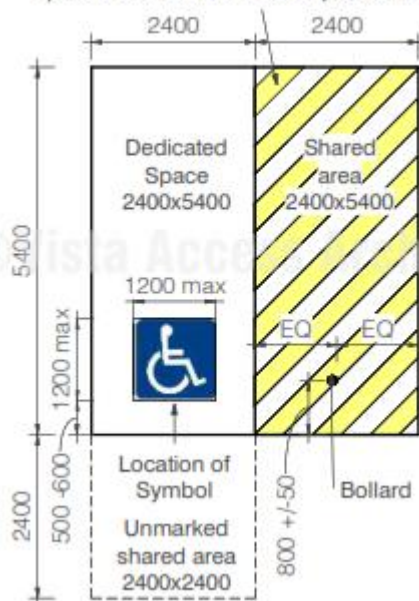
Complies with spatial requirements

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]

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: choose the correct LH/RH transfer]

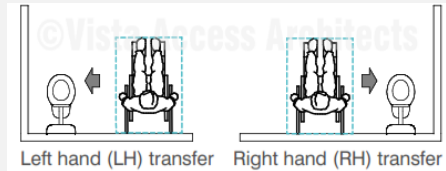


Diagram to help signage based on

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

N/A

Comments

N/A

Requirement

Braille and Tactile signage are required to identify Ambulant Sanitary facilities

Compliance

N/A

Comments

No ambulant sanitary facilities have been identified in the development.

Requirement

Braille and Tactile signage is required to identify Hearing Augmentation

Compliance

N/A

Comments

Hearing augmentation is not provided since there is no inbuilt amplification system identified in the development.

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

N/A

Comments

N/A

Requirement

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

Compliance

N/A

Comments

N/A

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.

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

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

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 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)
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 Complies

Comments

1 unisex accessible toilet has been identified in the development.

BCA 2022 Part F4D6 Accessible unisex sanitary compartments

Requirement

Class 9 b

- 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 Complies

Comments

The following common use sanitary facilities have been identified in the development

| Location | Unisex Accessible facilities | | | |
|--|------------------------------|--------------------------|--------------------------|--|
| | LH | LH + Shower | RH | RH + Shower |
| Unisex accessible toilet on Ground Level | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> x1 |

BCA 2022 Part F4D7 Requirements for Accessible unisex showers

Requirement

Class 9b

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

Compliance Complies

Comments

The following common use sanitary facilities are provided in the development

| Location | Unisex Accessible facilities | | | |
|--|------------------------------|--------------------------|--------------------------|--|
| | LH | LH + Shower | RH | RH + Shower |
| Unisex accessible toilet on Ground Level | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> x1 |

Requirement

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

Compliance Complies with spatial requirements

Comments

Detailed features of the accessible toilet will be assessed at the CC stage of works

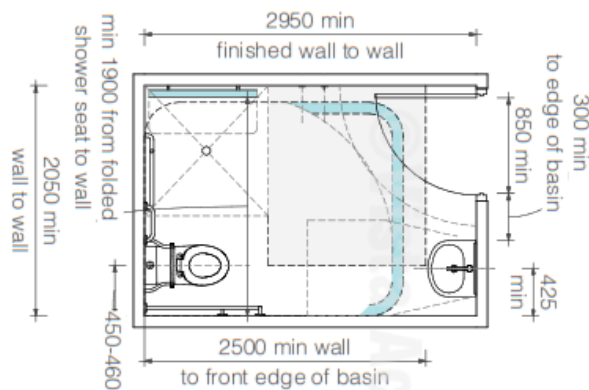
Requirement

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

Compliance Complies with spatial requirements

Comments

Detailed features of the Accessible shower will be assessed at the 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 ambulant toilet facilities have been identified in the development

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

