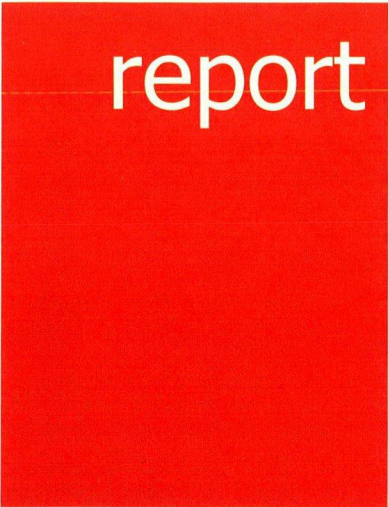
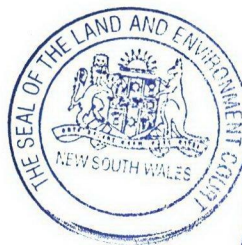


Principal Author:	Issue.	Revision	Date
Michael Moutrie	-	Draft	05-04-2019
Reviewed:	-	Original for DA	06-06-2019
Howard Moutrie			



report

Statement of Compliance
Access for People with a Disability

Proposed Child Care Centre
339 Forest Rd Bexley

Accessible Building Solutions
124 Upper Washington Drive
Bonnet Bay NSW 2226

P 0415 255 163

E howard@absaccess.com.au

Accredited Access Consultant
Howard Moutrie ACAA No 177



Report

Report Type: Statement of Compliance
Development: 339 Forest Rd Bexley

Introduction:

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

- 03 Site Plan
- 04 Basement Plan
- 06 Ground Floor Plan
- 07 First Floor Plan
- 08 Roof Plan

Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

All dimensions mentioned in the report are CLEAR dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

This report and the drawings in this report are a copyright of Accessible Building Solutions and can only be used for the purposes of this particular project and can only be modified by Accessible Building Solutions. This document may also contain Standard's Australia Ltd copyrighted material which may not be reproduced.

This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of Australian Standards other than those directly referenced in this report.

ABS gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We are not to be held responsible if LHA comes to a different conclusion about compliance with the Livable Housing Guidelines. At this point of time only LHA is able to confirm whether a project has met all the requirements needed to be awarded a particular Quality Mark.

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

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

Assessment:

Assessment Criteria DA

This assessment has been undertaken to the extent necessary to issue development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve compliance where there is insufficient information to fully assess if compliance has been achieved. The project documentation should incorporate the requirements as listed in this report to ensure compliance.

Compliance is required with the following:

- The Access provisions of the BCA
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- Council's DCP relating to Access for People with a Disability

Assessment

The building comprises of a childcare centre with basement carparking

Under the BCA the building is classified as follows,

- Class 7a (car park)
- Class 9b (assembly building, school)

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

BCA Part D3 Access for People with a Disability
BCA D3.1 Requirements for Access for people with a disability
 SOU refers to Sole Occupancy Unit

Requirement	Class 5, 6, 7b, 8, 9a, 9b- Schools and early childhood centres
Compliance	To and within all areas that are normally used by the occupants.
Comments	Complies.
Requirement	Class 7a
Compliance	To and within any level containing accessible carparking spaces.
Comments	Complies.
Requirement	In areas required to be accessible, the following is to be provided:
Compliance	• Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1 • Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1 • The separation of doors in airlocks shall comply with AS 1428.1 • Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 • In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.
Comments	Capable of compliance.
Comments	All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works. Some doors to staff areas to be addressed.
Requirement	BCA Part D3.2 Access to buildings
Compliance	Accessway is required from;
Comments	• Main pedestrian entry at the site boundary for new buildings • Main pedestrian entry door for existing buildings • Any other accessible building connected by a pedestrian link • Accessible car parking spaces
Compliance	Complies.
Comments	Access has been provided from the main pedestrian entry at the site boundary by means of a pathway / ramp.
	Access has been provided from accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.

Requirement	Accessway is required through: • Main entry and • Not less than 50% of all pedestrian entrances and in building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
Compliance	Capable of compliance.
Comments	The development has only 1 main entry which has been designed to be accessible. Details to be verified at CC stage of works.
Requirement	Where Accessible pedestrian entry has multiple doorways • At least 1 to be accessible if 3 provided • At least 50% to be accessible, if more than 3 provided Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).
Compliance	Capable of compliance.
Comments	Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. This is achievable and the door selections are to be verified at CC stage of works.
BCA Part D3.3 Parts of buildings required to be accessible	
Requirement	Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D2.14
Compliance	Capable of compliance.
Comments	Detailed features of the ramp will be assessed with the requirements of AS1428.1 at the CC stage of works.
Requirement	Every Walkway to be compliant with AS1428.1
Compliance	Capable of compliance.
Comments	Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works. Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.
Requirement	Step / Kerb ramp if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D2.14
Compliance	N/A
Comments	No step / kerb ramps have been identified in the development.
Requirement	Every Stairway (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
Compliance	Capable of compliance.
Comments	Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1 at the CC stage of works.
Requirement	Every Fire-isolated Stairway is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
Compliance	Capable of compliance.
Comments	Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.

Requirement	Passing spaces requirement It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
Compliance	N/A
Comments	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
Requirement	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
Compliance	Complies.
Comments	Adequate turning spaces have been provided. Details to be verified at CC stage of works.
Requirement	Carpet specifications Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
Compliance	Capable of compliance
Comments	Only applies to carpets provided in the common use areas of residential use buildings and commercial use areas. Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works. Add the above requirements to the project specifications to ensure compliance.
Requirement	BCA Part D3.4 Exemption Access is not required to be provided in the following areas : • where access would be inappropriate because of the use of the area • where area would pose a health and safety risk • any path which exclusively provides access to an exempted area
Compliance	For information only.
Comments	Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.
Requirement	BCA Part D3.5 Accessible Carparking Parking Service Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.
Compliance	N/A
Comments	

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

Compliance Capable of Compliance

Comments Note: the pavement marking shall have the appropriate slip resistance for the location.

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

Compliance N/A

Comments

Requirement **Class 9b**
School - 1 space per 100 spaces provided
Other assembly building - 1 space per 50 spaces provided and then additional 1 space per additional 100 spaces provided

Compliance Complies.

Comments Total number of spaces provided = 36v0020
Total number of Accessible car parking spaces required= 1
Total number of Accessible car parking spaces provided= 2
Car parking spaces are to comply with the requirements of AS2890.6. This is to be verified at the CC stage of works.

Requirement **BCA Part D3.6 Signage**
Braille and Tactile signage is required to identify Accessible Sanitary facilities, Fire Exits and the location of accessible entrances and toilets

Compliance Capable of compliance.

Comments Verify at CC.

Requirement	BCA Part D3.8 Tactile indicators (TGSIs) TGSIs are required when approaching; - Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building - Escalators / passenger conveyor / moving walk - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps) - Under an overhead obstruction of <2M if no barrier is provided - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location) Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
Compliance	Capable of compliance.
Comments	TGSIs are required in the following locations: • At <u>top and bottom landings</u> of stairways and 1:14 ramps, <u>600-800mm</u> depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard • At <u>mid landings</u> of stairway and 1:14 ramp, <u>300-400mm</u> depth or min 6 discrete cones are required <u>only where handrails are not continuous</u> or landing is more than 3M • Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard. • Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard Details to be verified at CC stage of works.
Requirement	BCA Part D3.11 Limitations on Ramps • A series of connecting ramps cannot have a vertical height of 3.6M • A landing for a step ramp cannot overlap a landing for another ramp
Compliance	Complies
Comments	The series of connecting ramps do not exceed a vertical height of 3.6M Details to be verified at CC stage of works.
Requirement	BCA Part D3.12 Glazing on Accessways Glazing requirements- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1
Compliance	Capable of compliance
Comments	Applies to full length glazing used in common use areas of a residential building such as lift lobbies and common passageways. Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and these selection details are to be verified at CC stage of works. Note the strip must achieve 30% luminance contrast with the floor surface on each side and must be a solid, not translucent, strip with no other graphical representation or cut-outs.

BCA Part F Accessible Sanitary Facilities

BCA F2.4 Accessible sanitary facilities

Requirement	Accessible unisex toilet is to be provided in accessible part of building such that; • It can be entered without crossing an area reserved for 1 sex only • Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations • Even distribution of LH and RH facilities If no lift is required to be provided to a level, then accessible facility is not required on that level.
Compliance	Complies.
Comments	Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.
Requirement	Accessible unisex toilet are to be designed in accordance with AS1428.1
Compliance	Capable of compliance
Comments	The width and length requirements depend on selected fixtures. Minimum size of an accessible toilet is required to be 1.9M x 2.7M after tiling works. To be verified at CC stage of works.
Requirement	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.
Compliance	N/A.
Comments	No sanitary facilities in addition to the accessible toilet have been provided in the development.
Requirement	BCA F2.4(a) Accessible unisex sanitary compartments Class 5, 6, 7, 8 or 9 (excluding ward area of 9a health-care) 1 on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
Compliance	Complies.
Comments	To be verified at CC stage of works.
Requirement	BCA F2.4(b) Requirements for Accessible unisex showers as per AS1428.1-2009 Class 5, 6, 7, 8 or 9 (excluding ward area of 9a health-care) When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance	Complies.
Comments	To be verified at CC stage of works.

BCA Part E Lift Installations

Requirement	In an accessible building, every passenger lift must comply with Tables E3.6(a) and E3.6(b).
Compliance	Capable of compliance
Comments	Lift floor dimensions (excluding stairway platform lift) are listed below. • Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep • Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep Details to be verified at CC stage of works. Subject to lift supplier certification. Add the above requirements to the project specifications to ensure compliance.
Requirement	If the effective height of the building is over 12M, at least one of the lifts is required to be a stretcher lift, which is to accommodate a raised stretcher with clear space of not less than 600 x 2000mm long x 1400mm high above FFL.
Compliance	Capable of compliance
Comments	Details to be verified at CC stage of works. Subject to lift supplier certification. Add the above requirements to the project specifications to ensure compliance.

Statement of Compliance

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

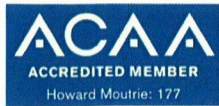


Howard Moutrie

ACAA Accredited Access Consultant No 177

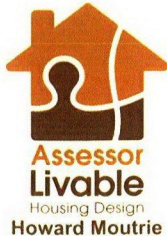
Statement of experience

Howard Moutrie



Qualifications:

B. Arch (Hons) Registered Architect ARB Reg. No 4550 ACAA Accredited
Access Consultant Reg. No. 177 OHS Induction Training, OHS – Monitoring a
Safe Workplace
Registered Assessor of Livable Housing Australia (License no 10054)
Registered Changing Places assessor (No 007)



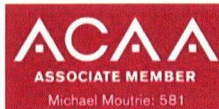
Howard has been or is a member of the following:

Standards Australia ME/64 Committee (Access Standards)
Sutherland Council Design Review Panel
Sutherland Council Access Committee
City of Sydney Access Panel 2010
Building Professionals Board Access Advisory Panel
ACAA NSW Network of Access Consultants Management Committee



Howard Moutrie is an architect with over 30 years of experience. Howard is an experienced practicing access consultant and has previously spent 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard. Howard has provided comment to numerous Councils on their Access Policy and acted as an expert witness in the Land & Environment Court.

Howard maintains a high level of continuing education programs and has presented at numerous seminars and training sessions including ACAA National Conference, ACAA State Network Seminars, RAIA Network Seminars, Building Designers Association Seminars.



Michael Moutrie is an access consultant. Combined with his training as a travel agent he has reviewed the accessibility of popular tourist areas around the world. Michael has:

- a Certificate IV in Access Consulting,
- completed the Livable Housing Assessor course
- completed the OHS Construction Induction Training Certificate.
- is an associate member of ACAA (No 581).